

## Holiday Rental Business Near Florence €1,250,000 Dicomano, Firenze, Italy



### Business description

This is a spacious 500 year-old Tuscan farmhouse plus private and separate owners' apartment. It has been run as a successful holiday rental business for 14 years but could also be a charming family home plus guest apartment. Full financial and client contact history will be disclosed to seriously interested buyers. The current owners have built up an excellent reputation and have many excellent reviews, with repeat and referral clients every year. The farmhouse has 4 large living rooms, 4 bedrooms and 3 bathrooms. The owners' apartment has 2 large living rooms, 2 bedrooms and 2 bathrooms. The grounds total 8 acres of terraces, gardens, meadows and woodland. There is a 12 x 6 metre swimming pool close to the house. The property is situated in a spectacular rural location just 40 minutes northeast of Florence, with magnificent views, and is in a private and peaceful setting. The English owners (70 and 65 years) wish to retire but are willing to participate in a transitional arrangement to ensure as smooth and successful process as possible, e.g. ongoing marketing and practical support and advice. The house has antique Tuscan and English furniture and furnishings which could be part of the sale agreement. It has been restored to a very high quality with modern plumbing, electrics and septic systems. It has been rented as a private self-catering villa to one family or group at a time - it is not an agriturismo but could be divided if required.



## **Property information**

Real Estate:	Real Property Included
Living accommodation:	The main house has 4 large living rooms, 2 living rooms, dining room and large farmhouse kitchen. There are 4 bedrooms and 3 modern bathrooms. There are outbuildings used for storage and toolsheds. Outside there is a covered dining terrace with great views. The separate apartment has a large living room, kitchen/dining room, 2 bedrooms and 2 bathrooms.
Location:	Dicomano, Florence, Italy. The property sits at 600 metres above sea level in a spectacular, private and tranquil location. It is accessed by 4kms of private road and not overlooked. There are 4 hectares of land with lawns, terraces, fields and woodland. There is a 12 x 6 metre swimming pool close to the house.
Premises details:	500 year old stone farmhouse and outbuildings. 4 hectares of land. Main House - 4 living rooms, 4 bedrooms and 3 bathrooms Apartment - 2 living rooms, 2 bedrooms and 2 bathrooms
Size in square feet:	5,000
Planning consent:	Planning consent was obtained for all the restorations and the swimming pool.

## **Business Operation**

Expansion potential:	Old properties in this area are heavily protected by planning laws but there is an old hay barn that could be developed as additional accommodation.
Competition / Market:	The holiday rental business in Italy is very competitive but there are very few properties of this size being rented as one unit.
Reasons for selling:	The owners wish to retire, we are 70 and 65. We bought the house in 2000 to facilitate our transition from full-time work in London to full retirement. We would highly recommend this path for a couple seeking the same life-changing experience and a high quality lifestyle with good income.
Trading hours:	Rental season is usually May to October.
Employees:	No employees
Years established:	14 years

## **Other information**

Support & training:	The current owners are prepared to negotiate a transitional period to assist with the transfer of the business.
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Furniture/Fixtures value: €100,000

Home based: This business can be run from home.

