

Fauglia – Toscana

# Fauglia-prestigious farmhouse in hilly area with pool

Property ID: IT242941155



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PURCHASE PRICE: 1.250.000 EUR • ROOMS: 3 • LAND AREA: 40.000 m<sup>2</sup>

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## At a glance

Property ID	IT242941155
Available from	According to the arrangement
Rooms	3
Bedrooms	3
Bathrooms	3
Year of construction	1800
Type of parking	5 x Other

Purchase Price	1.250.000 EUR
Commission	sale subject to commission
Total Space	ca. 600 m²
Usable Space	ca. 0 m²
Equipment	Swimming pool

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	FLUESSIGGAS	Final Energy Demand	496.93 kWh/m²a
Power Source	Gas	Energy efficiency class	G

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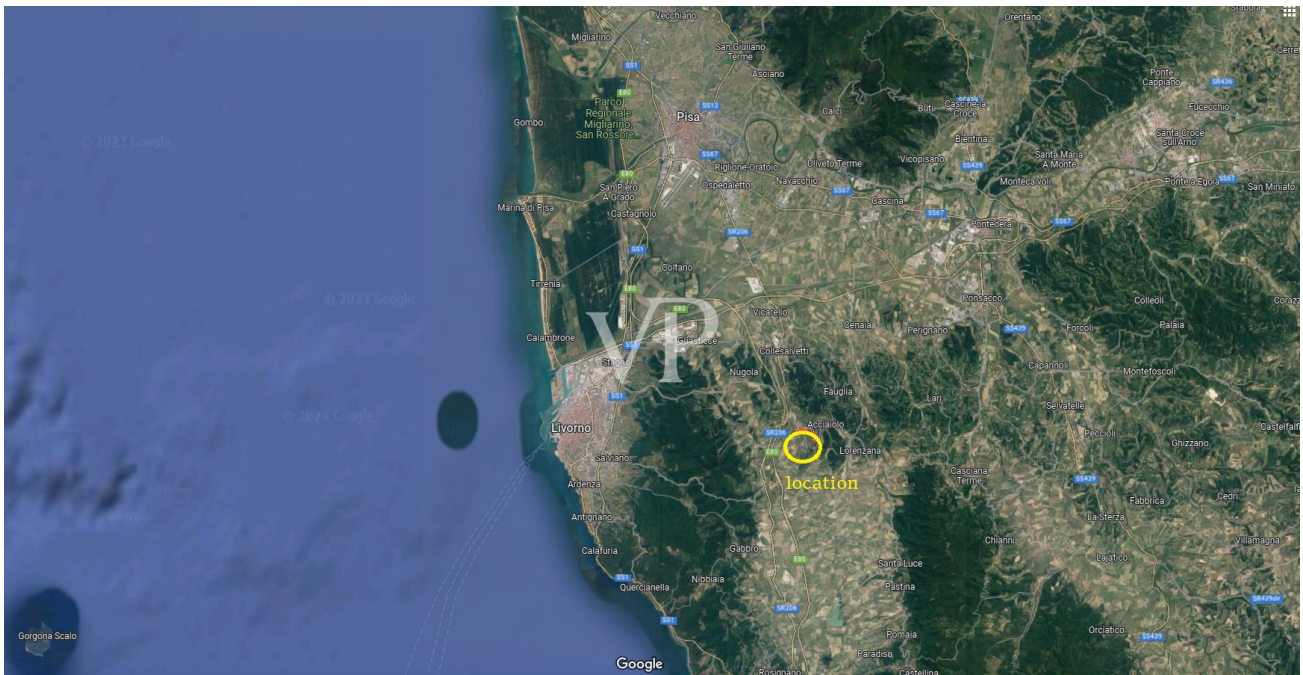
## The property





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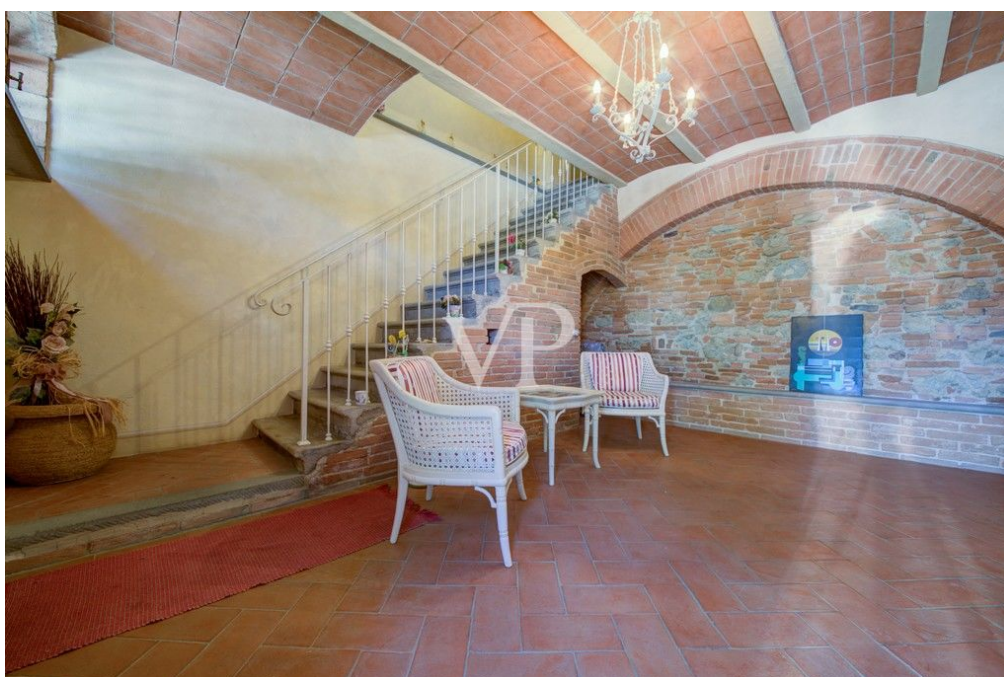
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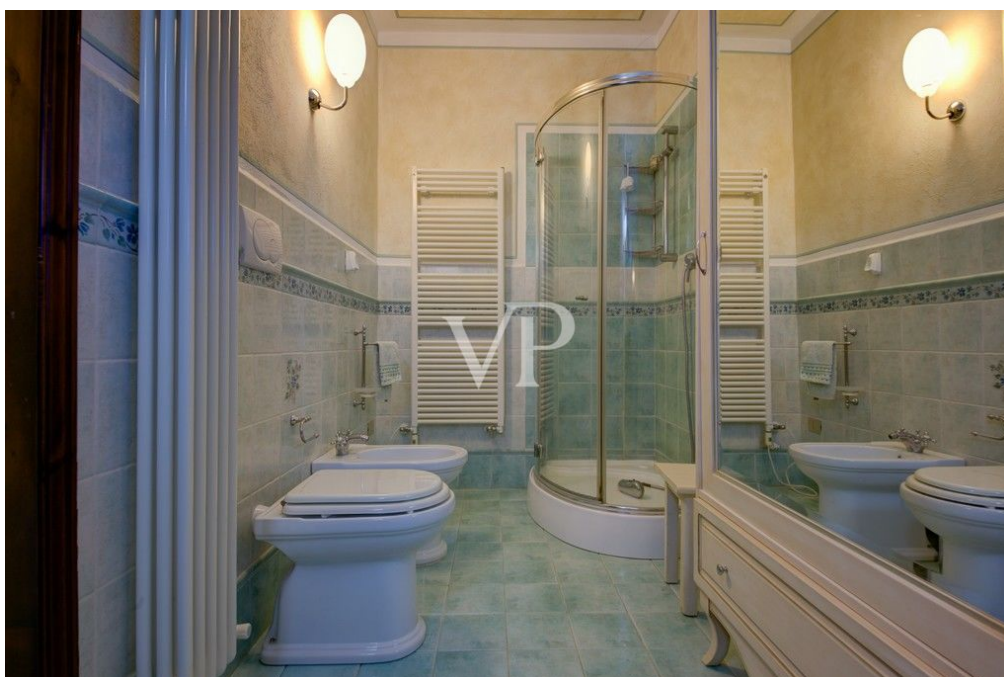
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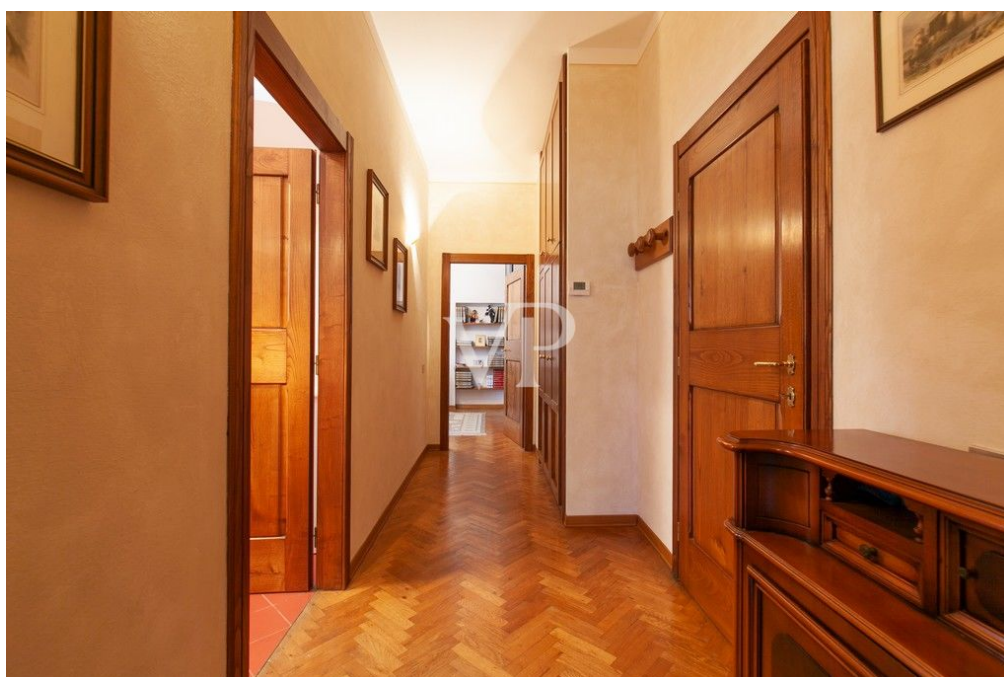
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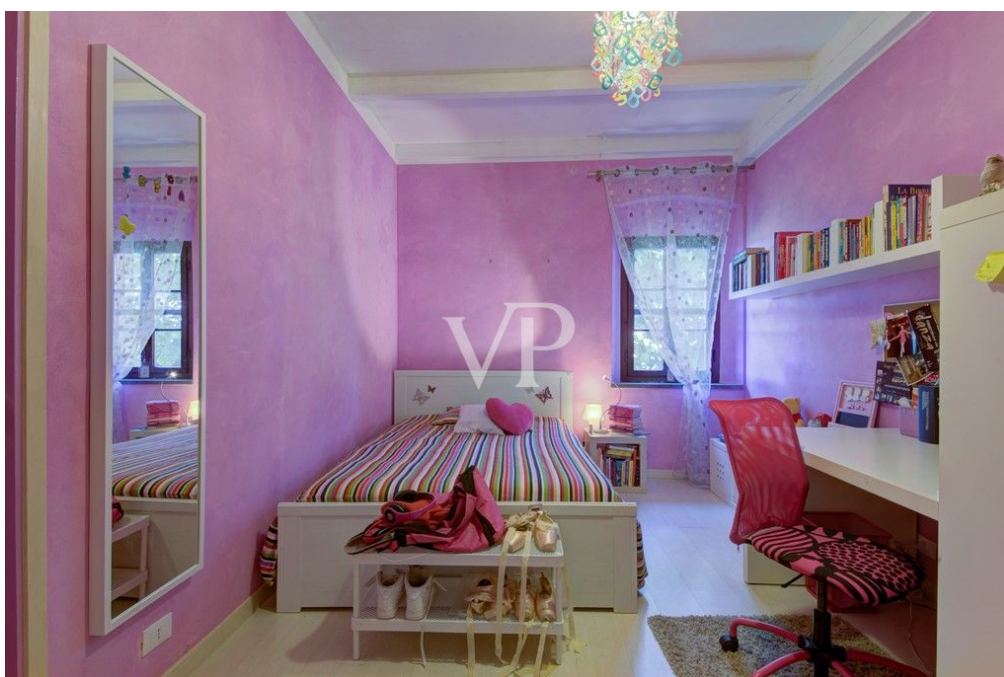
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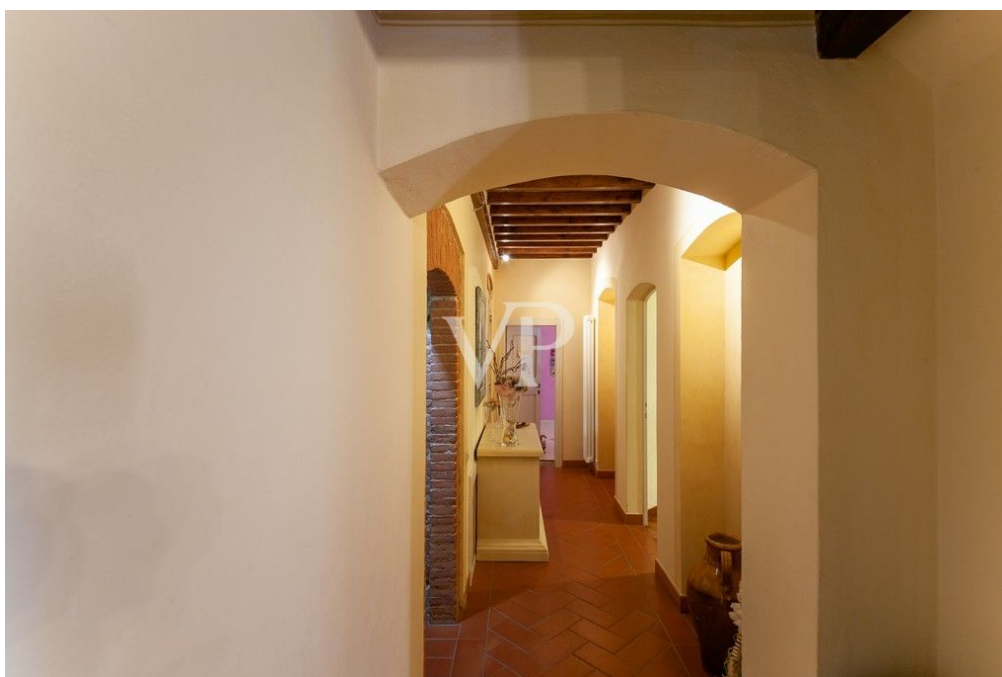
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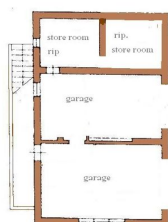
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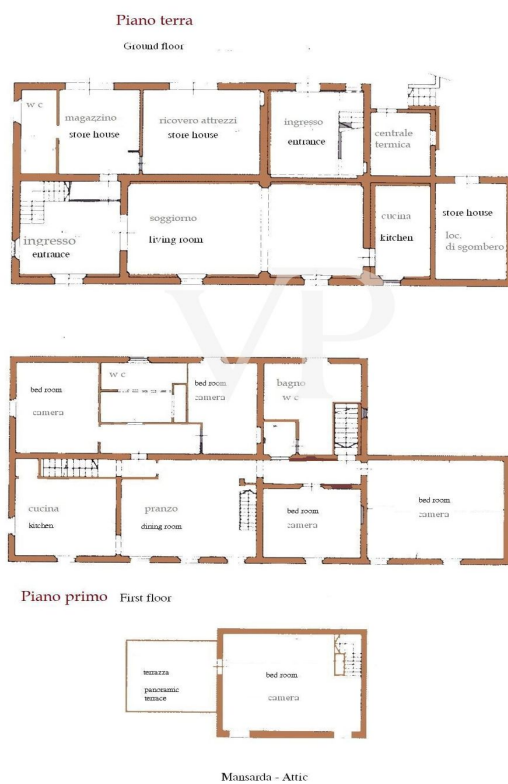
## Floor plans





Piano terra- Ground floor

Piano primo  
First floor



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

Description - on the hills of Pisa in a quiet and panoramic area we offer beautiful renovated farmhouse with outbuilding and park of 4 hectares . The main building consists of a single residential unit, which is spread over two levels ,plus the attic . The main entrance is located on the south side of the building, where you enter the beautiful living room with fireplace , characterized by a vaulted ceiling , a service kitchen and the stone staircase connecting with the upper floor ,this consists of : kitchen , large dining room , three bedrooms , guest kitchen (where it is possible to recover the fourth bedroom) three bathrooms . On the ground floor on the north side we find a storeroom, a room for tools, a service bathroom, a storage room, the heating plant and the secondary entrance connecting with the upper floor. The dependance located to the side of the main building and is spread over two floors and consists on the ground floor of two garages, and two storage rooms, while the first floor reached by external staircase is used for residential use and the 'apartment consists of large kitchen dining room, hallway ,double bedroom and bathroom . In the park in the immediate vicinity from the dwelling a beautiful swimming pool awaits us for refreshing summer baths.

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## Details of amenities

The property in question has terracotta floors and wooden planks, a large garden of about 40,000 m<sup>2</sup>, a swimming pool, five parking spaces, independent heating system with radiators and powered by LPG. In addition, there is an 11 kW photovoltaic system, an air conditioning system, a hot water production system, two wells for water supply, and an irrigation system.



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## All about the location

The farmhouse is located at Via Scacciapolli, 3 in Fauglia, Italy. The property is located 3.5 km from the city center, 26 km from the highway, 27 km from the university, 3 km from the kindergarten, 4.5 km from the elementary school, and 3 km from the secondary school. The nearest high school is 26 km away.

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## Contact partner

For further information, please contact your contact person:

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