

Fauglia – Toscana

## Fauglia: prestigious farmhouse in hilly area with swimming pool

Property ID: IT242941155



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 1.150.000 EUR • LAND AREA: 40.000 m<sup>2</sup>

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## At a glance

Property ID	IT242941155
Bedrooms	6
Bathrooms	3
Year of construction	1800
Type of parking	5 x Other

Purchase Price	1.150.000 EUR
Commission	sale subject to commission
Total Space	ca. 600 m <sup>2</sup>
Equipment	Swimming pool

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## Energy Data

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

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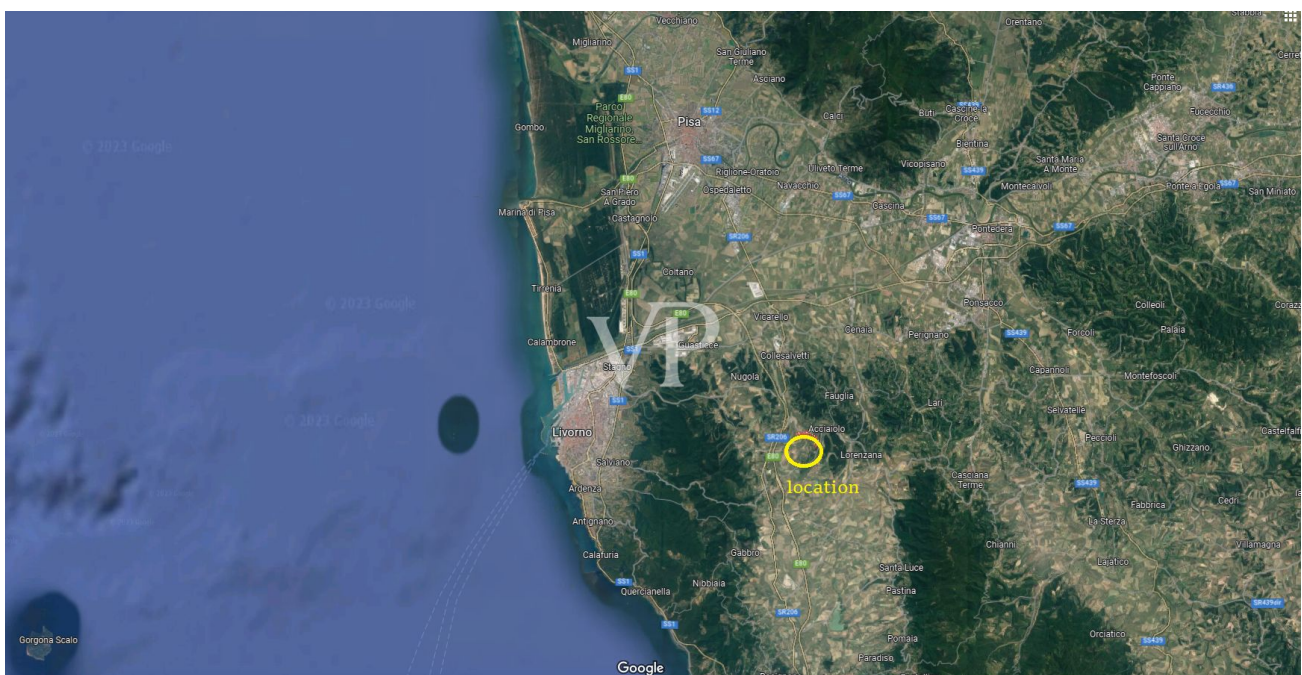
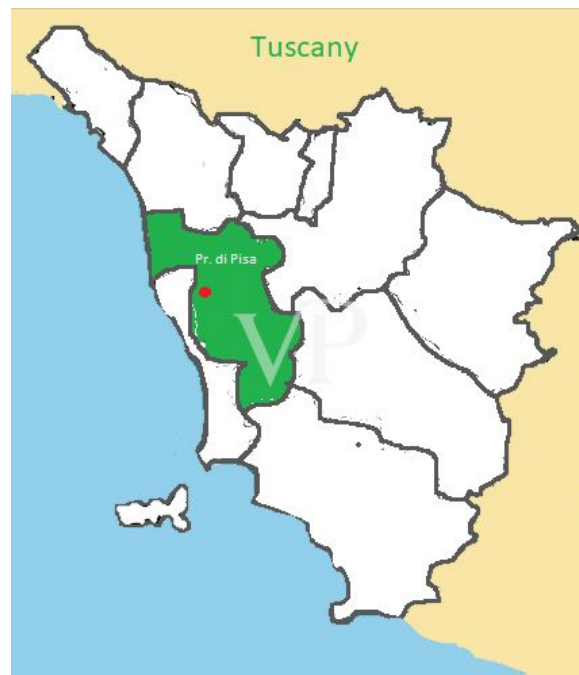
## The property





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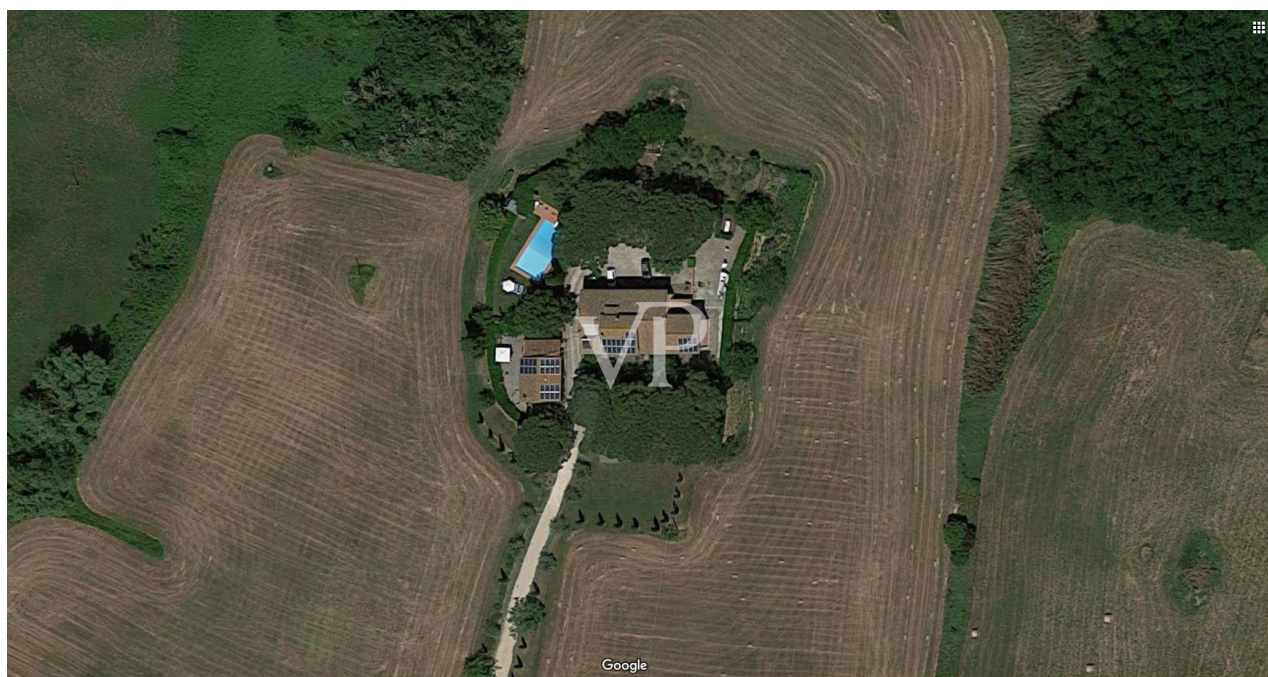
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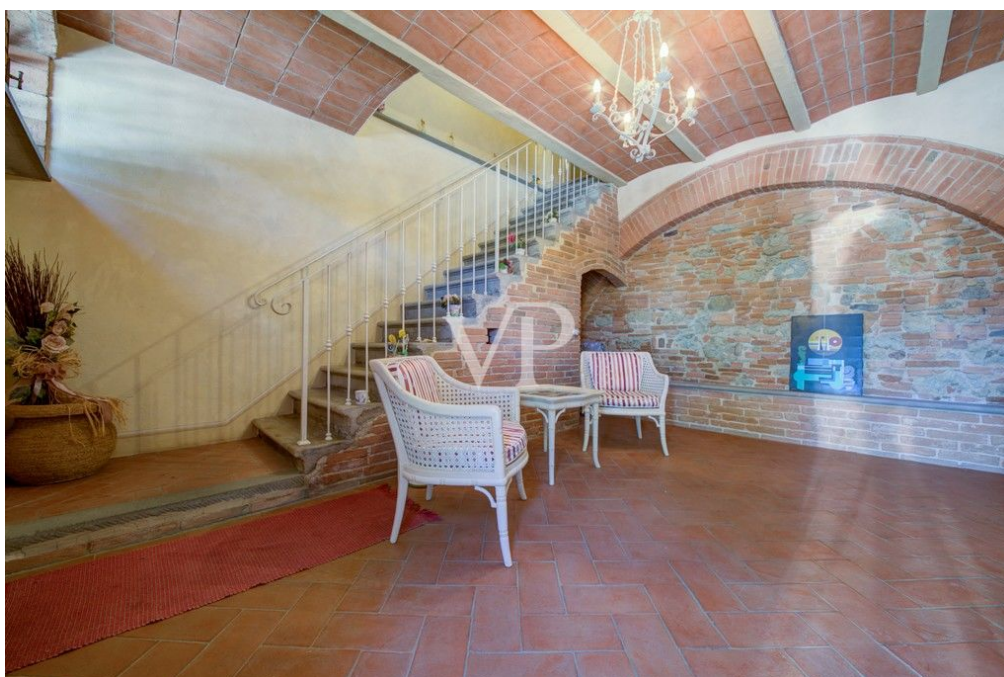
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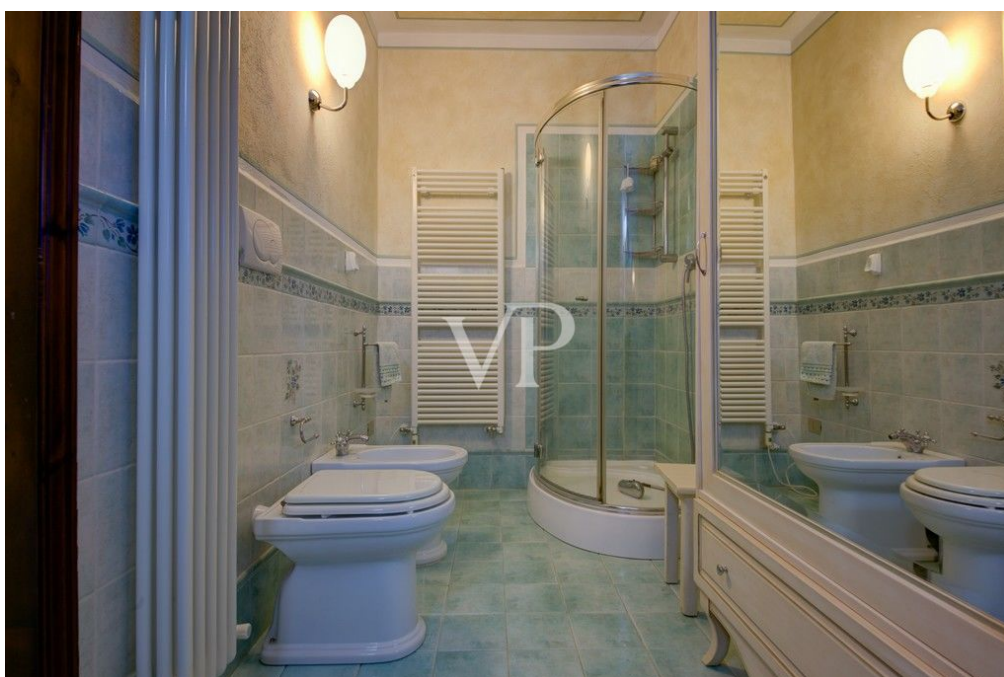
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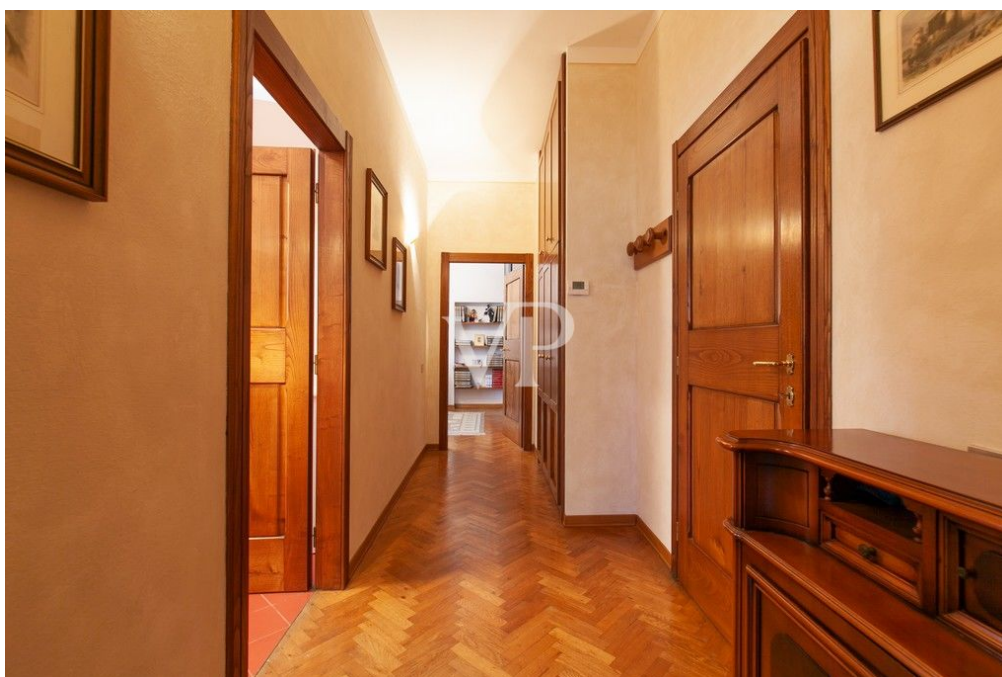
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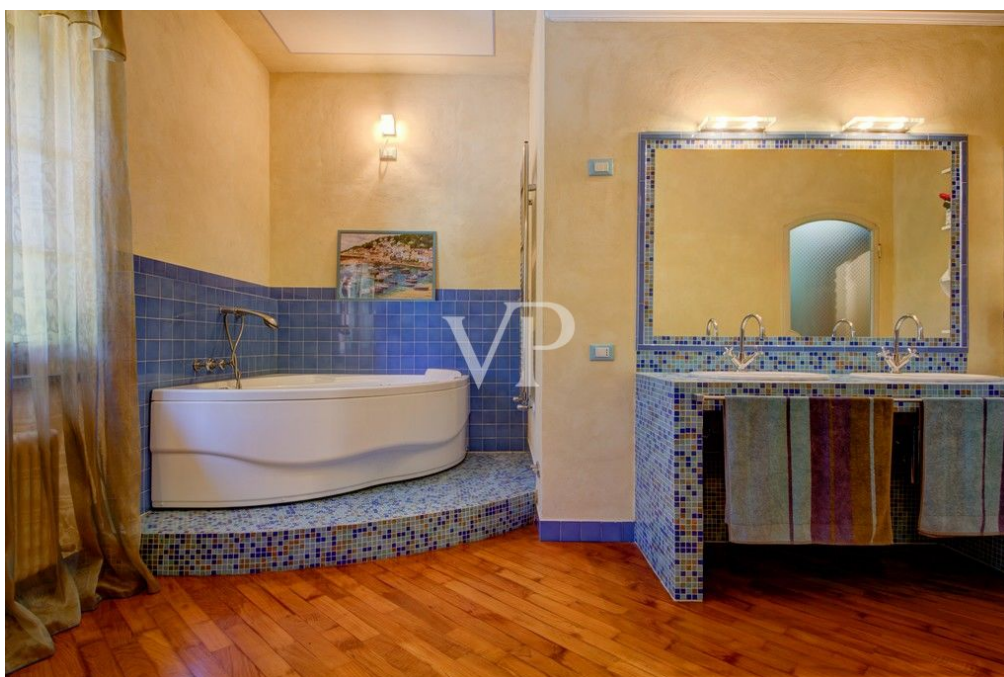
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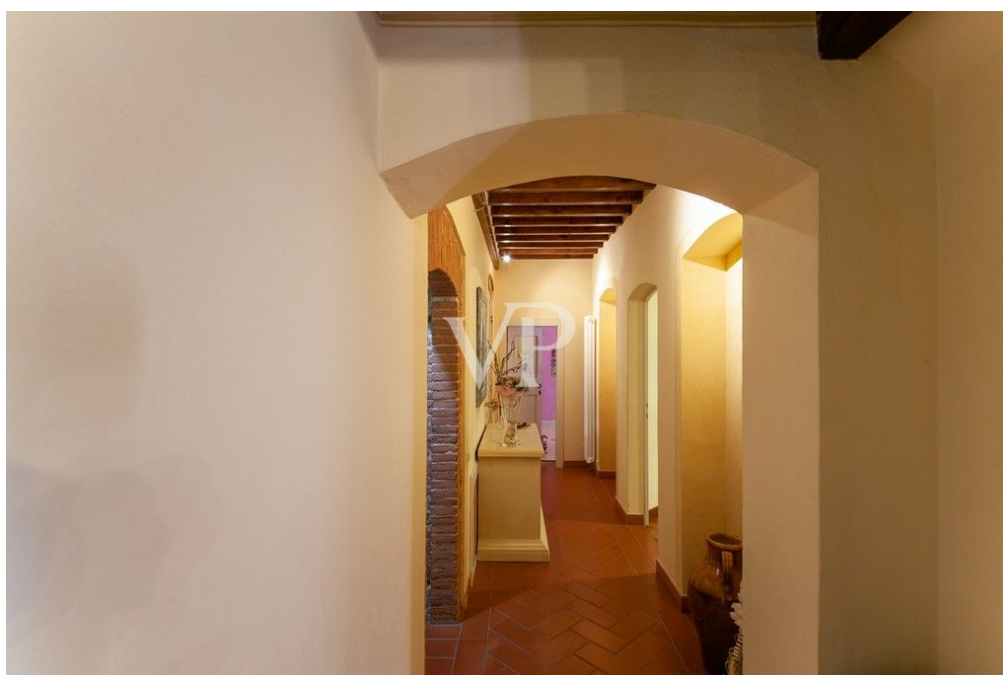
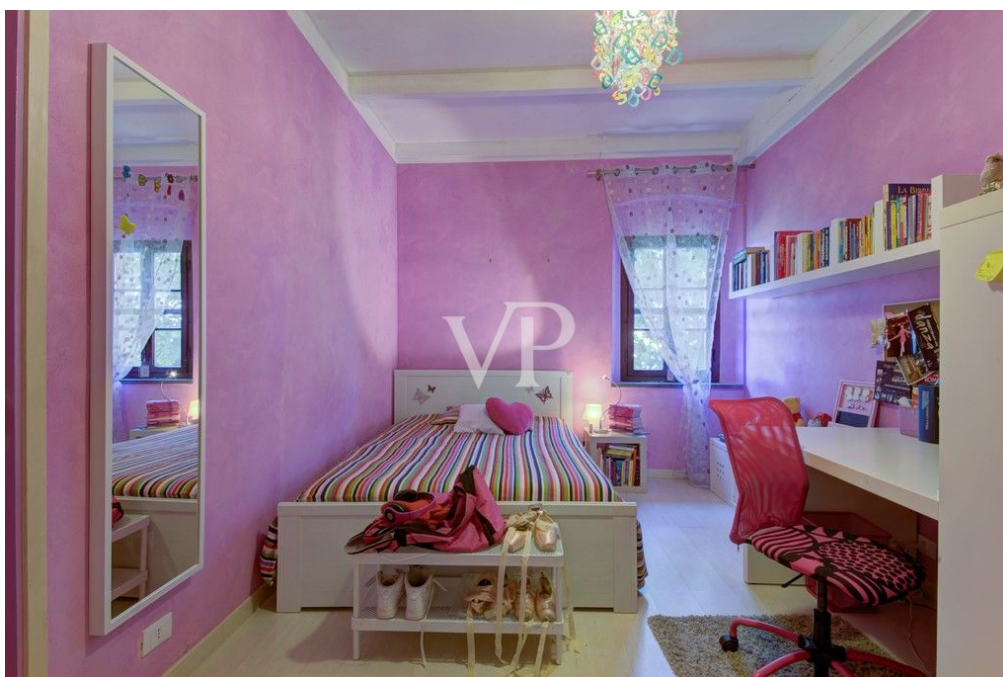
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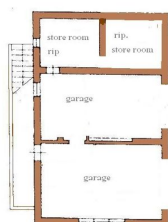
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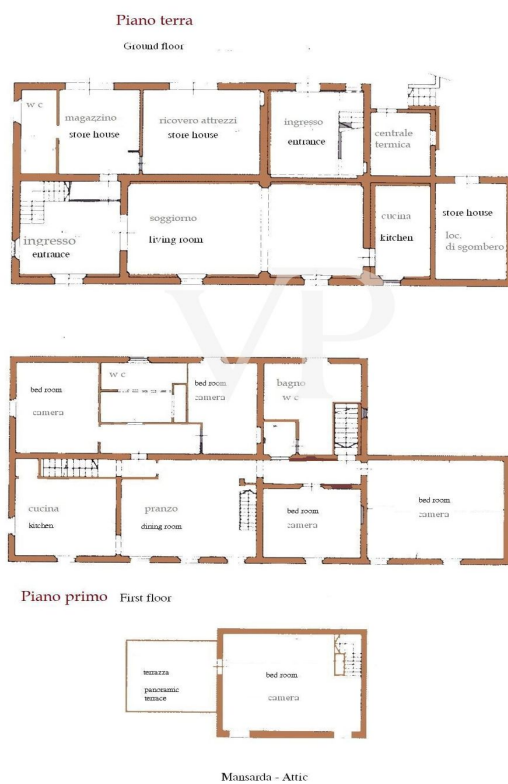
## Floor plans





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

In Tuscany in Fauglia in the province of Pisa, an ideal place for those who want to live in close contact with nature, to regenerate and discover the beauties of Tuscany, (art, food and culture), immersed in an area characterized by hilly landscapes, particularly suitable for the cultivation of olive trees and vineyards, we offer him a small oasis of peace and tranquility, from which you can enjoy a beautiful view of the surrounding hills. The property is reached by driving along a short stretch of well-maintained dirt road, which leads us up to the entrance gate of the property, from here through a private road that crosses a well-kept olive grove, we reach the prestigious farmhouse with outbuilding and swimming pool.

Having parked the car in the garage or in the square behind the main house, following a stone driveway, you reach the main building and the outbuilding.

### Description of the buildings

The main building consists of a 'single residential unit, which is spread over two Levels above ground, plus the attic floor .

The main entrance is located on the south side of the building, consisting on the ground floor of beautiful living room with fireplace characterized by a vaulted ceiling, with adjoining service kitchen .

On the north side on the ground floor we find the secondary entrance connecting with the upper floor a storage room, a room for tools, a service bathroom, a utility room, the heating plant .

The first floor accessible from both the main staircase located in the southern entrance ,and the service staircase located in the northern entrance consists of large dining room , kitchen three bedrooms , guest kitchen (where it is possible to recover the fourth bedroom) and three bathrooms .

From the living room on the second floor by wooden staircase you reach the attic floor by the owners used as a guest room.

The dependance located to the side of the main building 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, where we find an apartment consisting of large kitchen dining room, hallway ,double bedroom and bathroom .

In the well-kept garden, in the immediate vicinity of the house, 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

Fauglia is a small cozy town located in the province of Pisa, in the region of Tuscany, Italy, located about 20 km southeast of Pisa's Galileo Galilei International Airport and Livorno Port and is well connected to major cities such as Florence and Siena thanks to the nearby highway network. The treasure chest capital of medieval origins, which had its last urbanistic configuration in the 19th century, is located on the top of a ridge that dominates from above the surrounding hills, characterized in part by forest vegetation in part by olive groves and vineyards. Going down towards the plain we find, Agriturismo , farms such as I giusti e Zanza, L'uccelliera, and the Caseificio Busti that produce wines, and cheeses, appreciated all over the world, also for those who wish it is possible to book directly in the Farm the tasting of the products. In the historic center of Fauglia, food lovers will find at the historic restaurant La Gattaiola an ideal and cozy place where the warm atmosphere accompanied by the kindness of the managers will make it pleasant to discover the typical dishes of the area. Art lovers, on the other hand, can visit the museum of the famous Faugliese "Macchiaiolo" painter Alvaro Marioni.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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