

Lajatico – Toscana

# Barn with swimming pool , renovated in the hills of Lajatico

Property ID: IT242941367



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

PURCHASE PRICE: 540.000 EUR • LIVING SPACE: ca. 124 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 2.500 m<sup>2</sup>

Property ID: IT242941367 - 56030 Lajatico – Toscana

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT242941367 - 56030 Lajatico – Toscana

## At a glance

Property ID	IT242941367
Living Space	ca. 124 m²
Rooms	4
Bedrooms	2
Bathrooms	2
Year of construction	2024
Type of parking	3 x Other

Purchase Price	540.000 EUR
Commission	Subject to commission
Total Space	ca. 224 m²
Equipment	Swimming pool

Property ID: IT242941367 - 56030 Lajatico – Toscana

## Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.



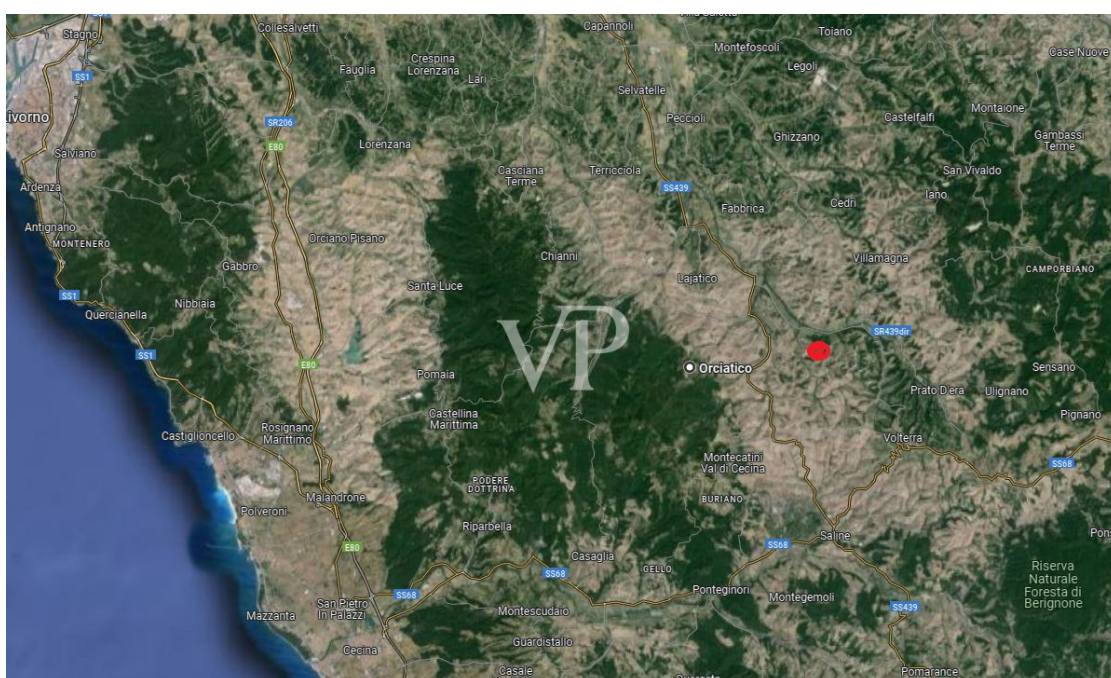
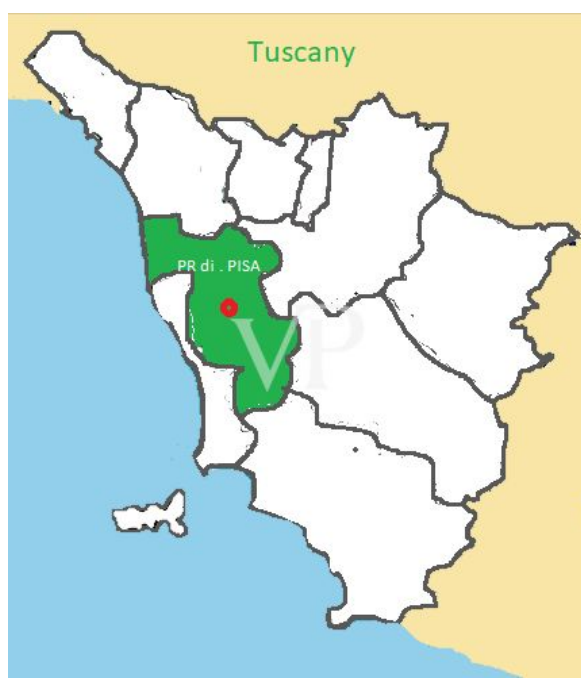
Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property



Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property



Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property



Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property



Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property



Property ID: IT242941367 - 56030 Lajatico – Toscana

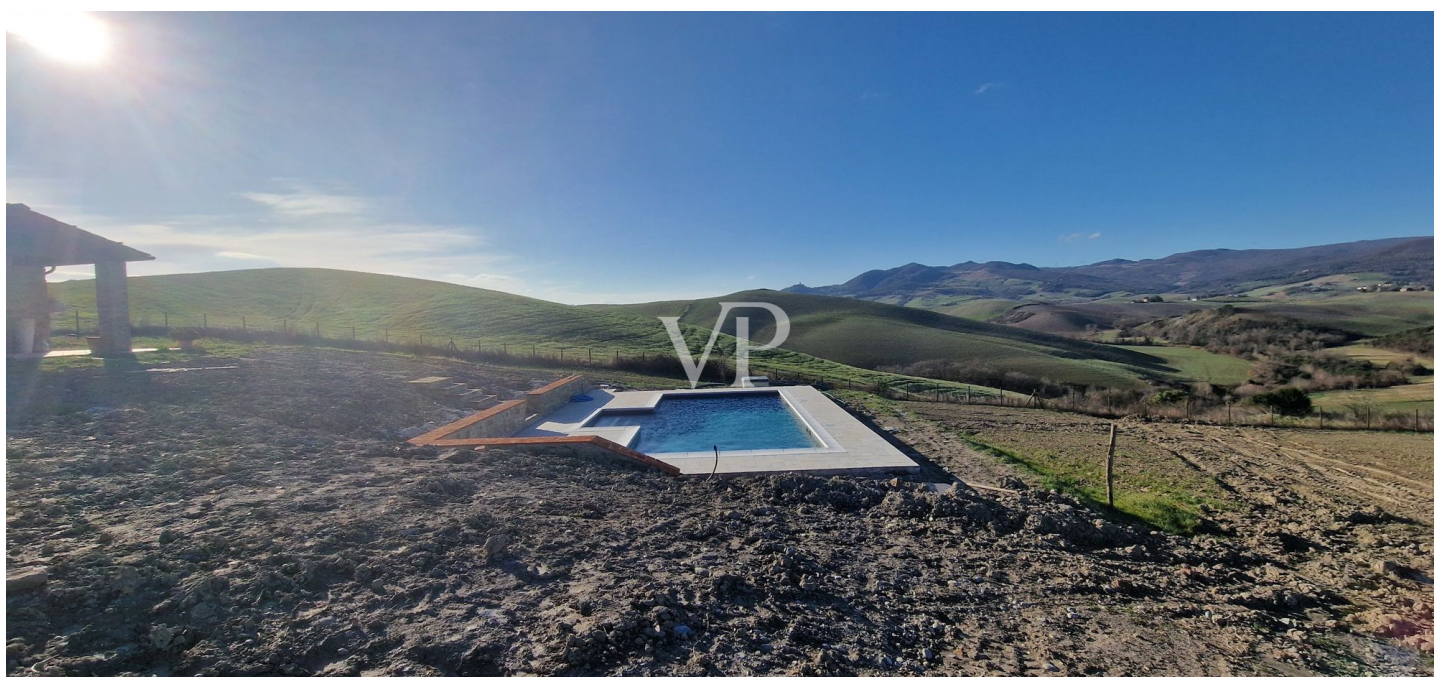
## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

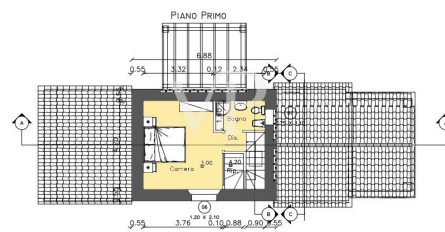
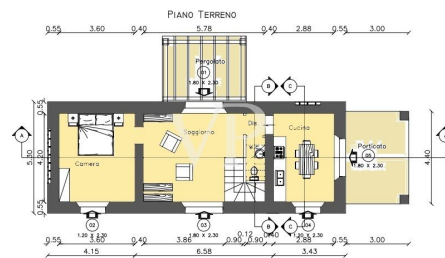
## The property





Property ID: IT242941367 - 56030 Lajatico – Toscana

## Floor plans



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.

Property ID: IT242941367 - 56030 Lajatico – Toscana

## A first impression

From the International Airport Galileo Galilei of Pisa ,through the super road in the direction of the turreted city of Volterra, crossing an area with a wine vocation of unquestionable scenic beauty we reach Lajatico, where near the Teatro del Silenzio, on the rolling hills planted with wheat, we find a farm complex under renovation where the building proposed for sale is located.

The building that was once the barn of the farm has been expertly restored respecting the construction elements that characterize the rustic Tuscan farmhouses such as terracotta floors, wooden beams rafters, ceiling and roof made of terracotta bricks, at the same time, however, have been used modern technologies such as underfloor heating system, cooling system with heat pump in the bedrooms, certified double glazed wooden windows and doors, while as for the bathrooms we find floors wall coverings and sanitary ware of good quality.

The building in the process of completion ,will be surrounded by a large private garden,with private parking spaces and swimming pool,is protected by a fence made of chestnut poles and wire mesh,and is spread over two levels. The ground floor is accessed from the main entrance protected by a pergola,from here you enter the living room,to the left of which we find the master bedroom and to the right we find the service bathroom and the large dining room with an open kitchenette. The dining room in turn is connected to the large porch, under which it is possible, to enjoy lunches or dinners in total relaxation, alone or in the company of friends, with the gaze that is lost on unique and still genuine breathtaking landscape. By means of the open staircase we go up to the first floor where we find a bathroom with shower and a second bedroom, with double window, in order to allow the view of the enchanting surrounding hilly territory .

Property ID: IT242941367 - 56030 Lajatico – Toscana

## Details of amenities

POOL  
AIR CONDITIONING  
LARGE GARDEN

Property ID: IT242941367 - 56030 Lajatico – Toscana

## All about the location

The municipality of Lajatico, established in 1776, as we shall see later, lies between the valleys of the Era to the east, the Sterza to the west and the Ragone to the south, and is undoubtedly one of the most beautiful and historically rich in the entire Val d'Era. The municipality of Lajatico, in its full Tuscan character, has a total elevation range of 578 meters and is easily accessible from Volterra, San Gimignano, Siena, Pisa and Florence. The Territory covers 72 sq. km, in which human presence is limited to a few settlements developed in the valley bottom along the road to Volterra such as La Sterza and Villaggio San Giovanni, also known as Boccioni. There are numerous farms among which Spedaletto stands out. Very interesting from an environmental and cultural-historical point of view is Orciatice.

It seems that the first inhabitant of Lajatico was a ... Mammoth (*elephas planifrons*). The elephant from the Vallata was discovered in 1933 and recovered in the following year. Lajatico has become an international tourist destination in recent years. It is in fact the birthplace of the famous tenor Andrea Bocelli. Every year in July, in the evocative setting of the Teatro del Silenzio, a concert is held in which Bocelli himself participates along with international artists.

### The Theater of Silence and the Road of Silence

The Theater of Silence constitutes a unique work of its kind, a natural theater carved out of the beautiful setting of the hills of Lajatico, a small scenic jewel of the Upper Era Valley.

The setting is not drapery, stucco, or pictures, but a small lake surrounded by travertine blocks in the center of which works by internationally renowned artists stand out from year to year.

Property ID: IT242941367 - 56030 Lajatico – Toscana

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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