Lajatico – Pisa

Panoramic farmhouse in Lajatico

Property ID: IT242941698

PURCHASE PRICE: 540.000 EUR • LIVING SPACE: ca. 130 m^2 • ROOMS: 4

Property ID: IT242941698 - 56030 Lajatico – Pisa

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

Property ID: IT242941698 - 56030 Lajatico – Pisa

At a glance

Property ID	IT242941698
Living Space	ca. 130 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Type of parking	3 x Other

Purchase Price	540.000 EUR
Commission	Subject to commission
Total Space	ca. 180 m²
Condition of property	Needs renovation
Equipment	Swimming pool

Property ID: IT242941698 - 56030 Lajatico – Pisa

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: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

Property ID: IT242941698 - 56030 Lajatico – Pisa

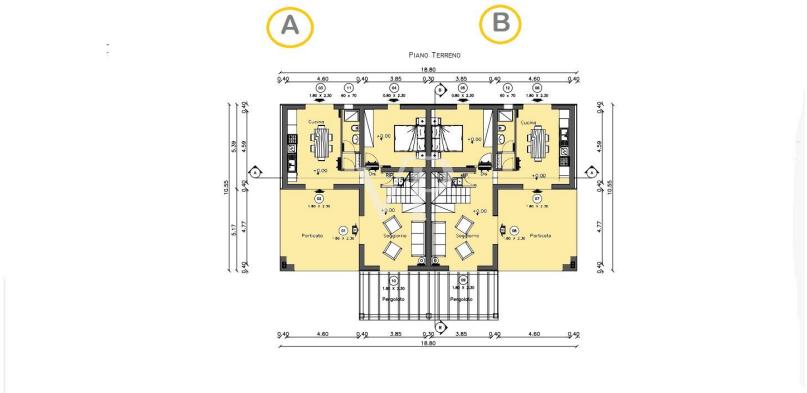
The property

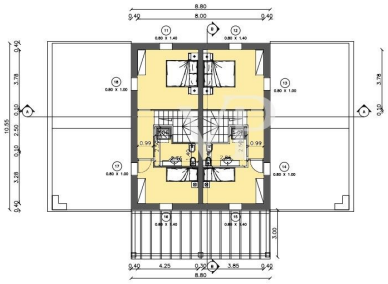
Property ID: IT242941698 - 56030 Lajatico – Pisa

The property

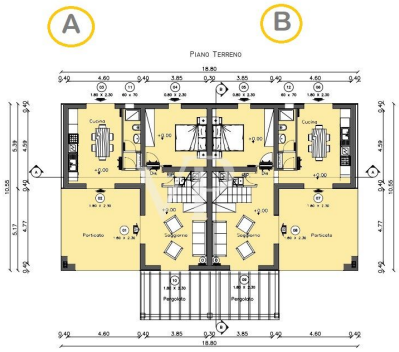
Property ID: IT242941698 - 56030 Lajatico – Pisa

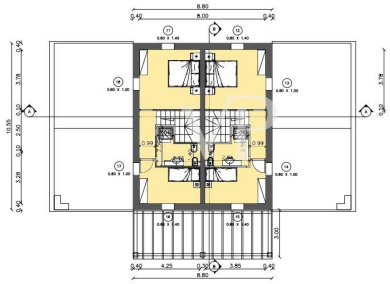
Floor plans





B
A


A
B
Piano Terreno



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: IT242941698 - 56030 Lajatico – Pisa

A first impression

From the Galileo Galilei International Airport in Pisa, via the super road in the direction 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 farmhouse complex under renovation where the building proposed for sale is located.
The building once a rural house is being renovated, respecting the architectural features that characterize the Tuscan rustic houses such as terracotta floors on the ground floor, ceiling and roof with wooden beams and terracotta bricks, wooden floors on the first floor, at the same time, however, modern technologies have been used 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 stoneware floors and wall tiles and sanitary ware of good quality.
The two-story building above ground in the process of completion of work, has been split into two specular residential units, both characterized by a large porch accessible from both the kitchen and the living room and under which, during the summer months it is possible to organize lunches or dinners with friends, cheered by a panorama of unquestionable beauty. Each cozy and bright residential unit offers breathtaking views of the surrounding rolling hills, and has a large private garden, bordered and protected by a fence made of chestnut poles, and wire mesh hidden by a laurel hedge. Included is uncovered parking space within each garden.
Description of unit A identical to unit B
The ground floor consists of large porch, living room, dining room with open kitchen area, hallway, utility room, bathroom and master bedroom. The first floor accessible by staircase departing from the living room consists of hallway, double bedroom, single bedroom and bathroom.

Property ID: IT242941698 - 56030 Lajatico – Pisa

Details of amenities

- Condominium swimming pool
- Underfloor heating system
- Cooling system with heat pump
- Wooden window frames with double glazing

Property ID: IT242941698 - 56030 Lajatico – Pisa

All about the location

The municipality of Lajatico, established in 1776, 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 Era Valley. The municipality of Lajatico, in its full Tuscan character, is easily accessible from Volterra, San Gimignano, Siena, Pisa and Florence.

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 Teatro del Silenzio constitutes a unique work of its kind, a natural theater set in 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: IT242941698 - 56030 Lajatico – Pisa

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com