

Santa Luce

Daydreaming in Tuscan farmhouse with breathtaking views

Property ID: IT262942939



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PURCHASE PRICE: 1.100.000 EUR • LIVING SPACE: ca. 860 m² • ROOMS: 15 • LAND AREA: 8.000 m²

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At a glance

Property ID	IT262942939
Living Space	ca. 860 m ²
Rooms	15
Bathrooms	5
Year of construction	1890

Purchase Price	1.100.000 EUR
House	Single-family house / Detached house
Commission	onderworpen aan agentschapscommissie
Total Space	ca. 860 m ²
Equipment	Swimming pool

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Liquefied gas
Energy certificate valid until	04.03.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	207.00 kWh/m²a
Energy efficiency class	G

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A first impression

Tuscany - Santa Luce countryside.

In a setting of extraordinary beauty, with stunning views in every direction, stands an exclusive real estate complex perched atop a hill a short distance from the sea and the quaint village of Santa Luce. The property is an old farmhouse nestled in the splendid Tuscan countryside, characterized by rolling hills planted with wheat and olive trees. The complex consists of four separate units, each with unique features and generous spaces.

The portion offered for sale, which is independent on three sides and has private access, spans over 300 square meters across two floors, offering ample space and opportunities for customization. Opposite the main house stands a recently built storage building of approximately 70 square meters, which could be used for a variety of purposes in the future—from a guesthouse to a private studio.

This property complex is ideal not only for those seeking a prestigious private residence but also for those wishing to start a tourism business or a bed-and-breakfast, thanks to its versatile layout and generous spaces.

The property enjoys a unique and privileged location, with a breathtaking view stretching from the coast to the majestic Apuan Alps, offering an uninterrupted natural spectacle from sunrise to sunset.

Don't miss the opportunity to live in or invest in this real estate gem, where comfort, natural beauty, and opportunities for tourism development come together in a single, extraordinary offering.

Location

Living in the countryside of Santa Luce is an experience that combines the charm of rural life with the unspoiled beauty of Tuscany. Here are some aspects that make this area a unique and enchanting place to live:

1. Breathtaking Views

The countryside of Santa Luce is characterized by picturesque landscapes, with rolling hills covered in wheat fields, vineyards, and olive groves. The views are spectacular year-round, with colors that change with the seasons, offering breathtaking sunsets and a sense of peace and serenity.

2. Peaceful Lifestyle

Far from the hustle and bustle of big cities, life in Santa Luce is peaceful and relaxed. The pace is slower, allowing you to fully enjoy the little things, such as a stroll through the fields or a glass of wine at sunset.

3. Welcoming Community

The community of Santa Luce is warm and welcoming. The locals are known for their hospitality and strong sense of community. Local traditions and village festivals offer numerous opportunities to meet and socialize.

4. Proximity to Points of Interest

Although surrounded by nature, Santa Luce is strategically located for easy access to other Tuscan cities of cultural and historical interest, such as Pisa, Livorno, and Volterra. Its proximity to the sea is another major advantage, allowing you to alternate days in the countryside with trips to nearby beaches.

5. Sustainable Lifestyle

Country life encourages a more sustainable lifestyle in harmony with nature. It's common to grow your own vegetables, consume local products, and live in a more eco-friendly way.

6. Opportunities for Outdoor Activities

The countryside around Santa Luce offers numerous opportunities for outdoor activities, such as hiking, cycling, and horseback riding. The natural surroundings are perfect for those who love the outdoors and want to stay active.

7. Cultural and Historical Heritage

Santa Luce and its surroundings are rich in history and culture. Ancient villages, churches, and historic ruins dot the landscape, offering endless opportunities for exploration and discovery.

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Details of amenities

The two main units, now divided, were originally born as a single body, it would be possible through building intervention to unify them again.

Heating is provided today by LPG boiler, given the sunny and unobstructed location it would be ideal to install photovoltaic panels and / or hot water production with a view to saving energy.

The only outbuilding has been rented touristically for several years with great and proven success.

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All about the location

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1. Breathtaking views

The Santa Luce countryside is characterized by picturesque landscapes, with rolling hills covered with wheat fields, vineyards and olive groves. The views are spectacular year-round, with colors changing with the seasons, offering breathtaking sunsets and a feeling of peace and serenity.

2. Quiet Life

Far from the hustle and bustle of big cities, life in Santa Luce is quiet and relaxed. The pace is slower, allowing you to fully enjoy the little things, such as a walk through the fields or a glass of wine at sunset.

3. Welcoming Community

The community of Santa Luce is warm and welcoming. Local residents are known for their hospitality and strong sense of community. Local traditions and village festivals provide numerous opportunities to meet and socialize.

4. Proximity to Places of Interest

Despite being surrounded by nature, Santa Luce is strategically located to easily reach other Tuscan cities of cultural and historical interest, such as Pisa, Livorno, and Volterra. Proximity to the sea is another great advantage, allowing you to alternate days in the countryside with excursions to nearby beaches.

5. Sustainable Lifestyle

Country living encourages a more sustainable lifestyle in harmony with nature. It is common to grow one's own garden, consume local products and live in a more eco-friendly way.

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7. Cultural and Historical Heritage

Santa Luce and its surroundings are rich in history and culture. Ancient hamlets, churches,

and historic ruins dot the landscape, offering continual cues for exploration and discovery.

In summary, living in the Santa Luce countryside means embracing an authentic and serene lifestyle, immersed in one of Italy's most beautiful and historically rich regions. It is a choice that allows you to rediscover contact with nature and enjoy the wonders that only Tuscany can offer.

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Contact partner

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