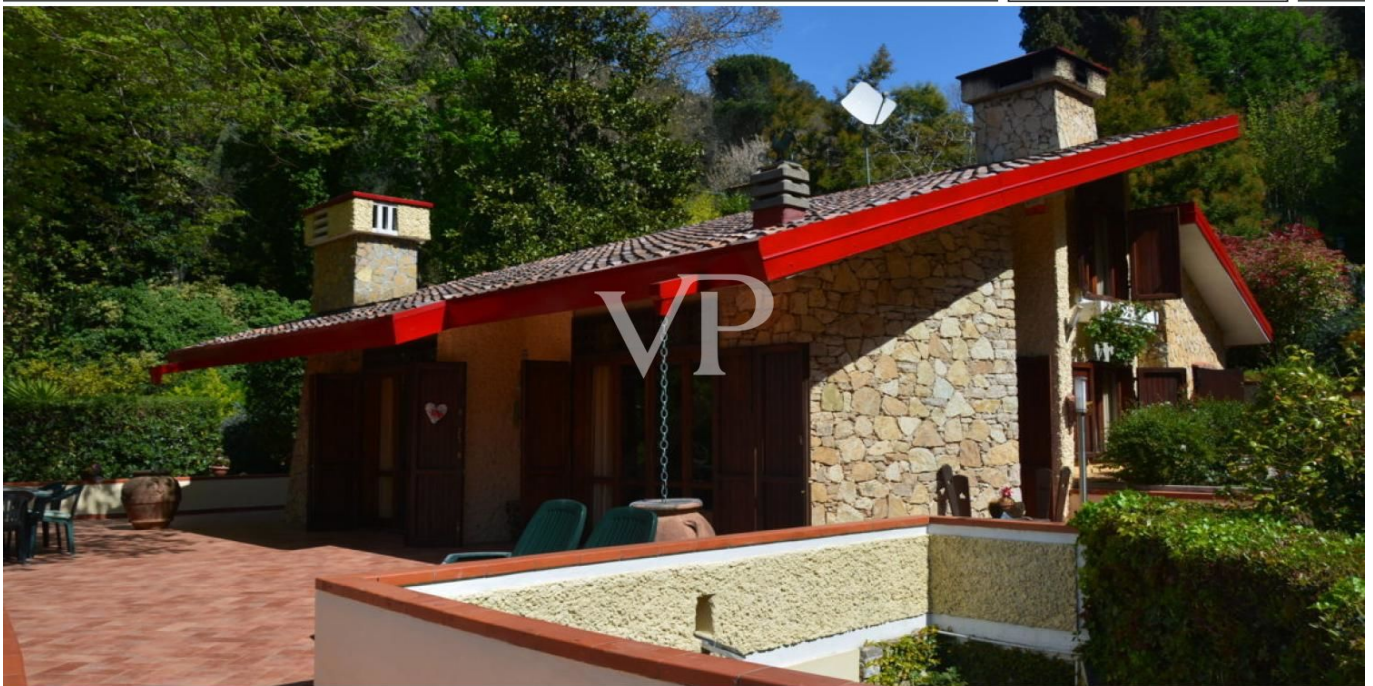


San Giuliano Terme – Toscana

## Modern villa in panoramic location

Property ID: IT242941203



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

PURCHASE PRICE: 395.000 EUR • LIVING SPACE: ca. 202 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 2.000 m<sup>2</sup>

Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

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

Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## At a glance

Property ID	IT242941203	Purchase Price	395.000 EUR
Living Space	ca. 202 m <sup>2</sup>	Commission	Subject to commission
Rooms	7	Total Space	ca. 215 m <sup>2</sup>
Bathrooms	3	Equipment	Terrace
Type of parking	2 x Other		

Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	182.96 kWh/m <sup>2</sup> a
Energy certificate valid until	10.05.2024	Energy efficiency class	F
Power Source	Gas		

Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## The property



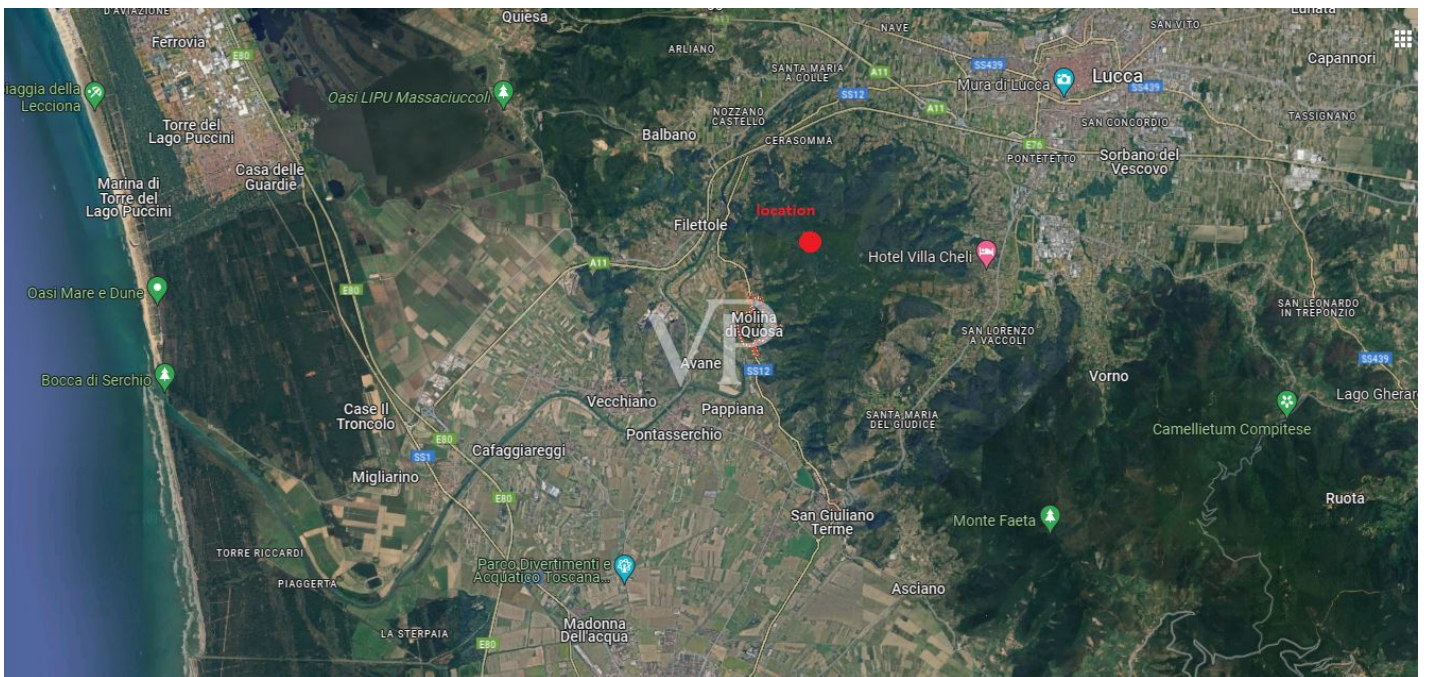
Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## The property



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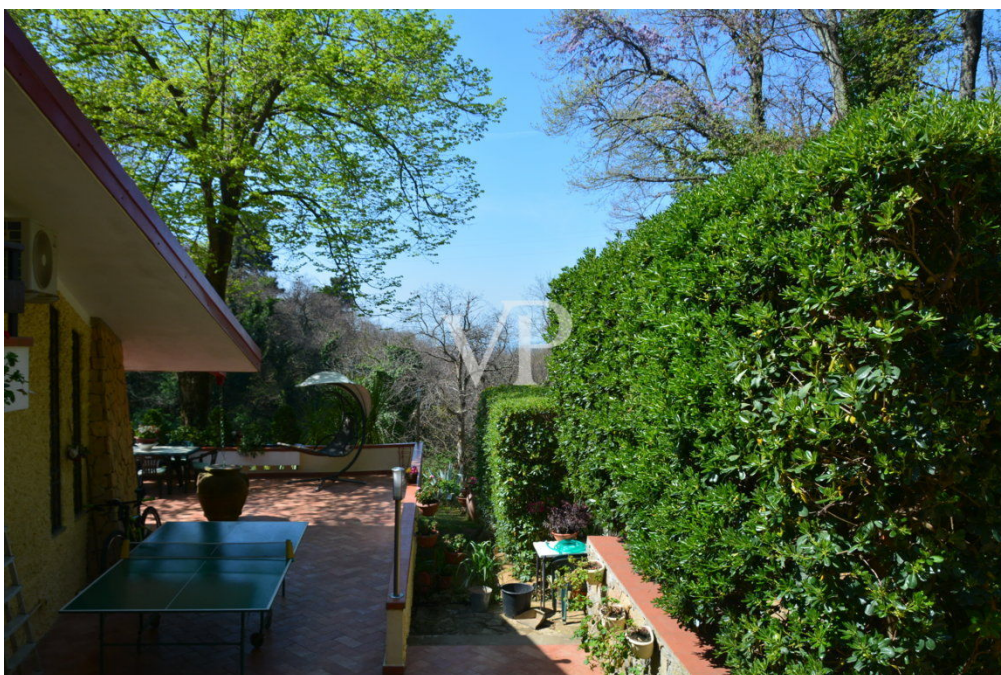
## The property





Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

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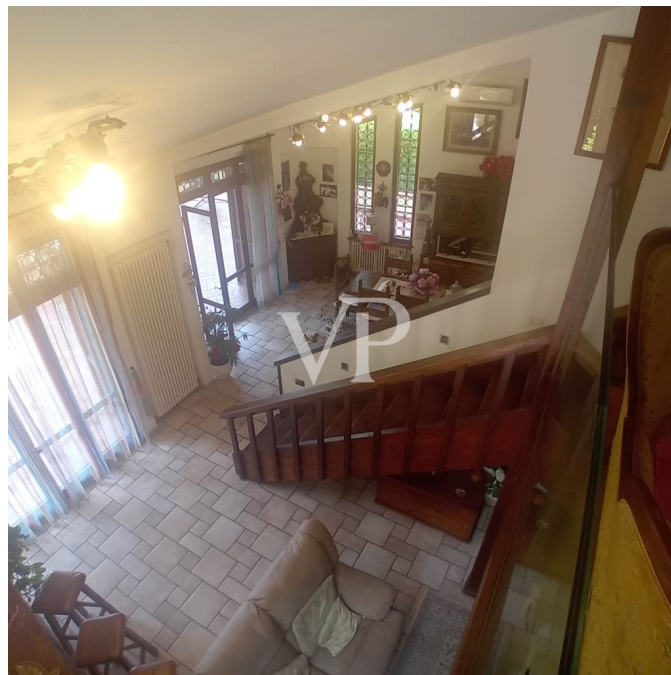
Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## The property



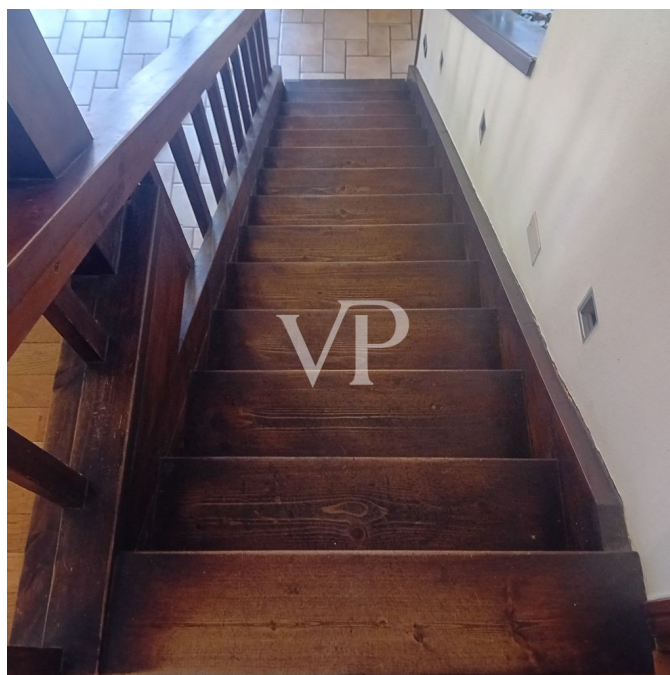
Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## The property



Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## The property

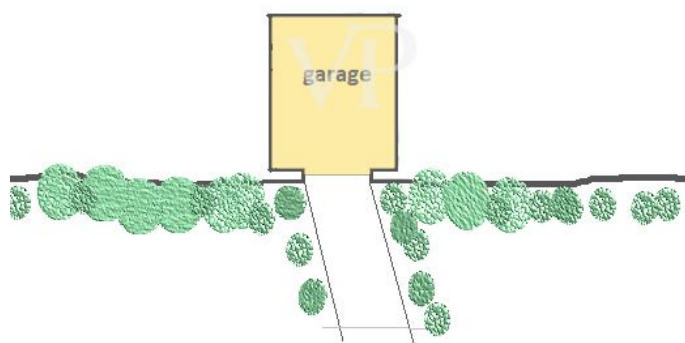


Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## The property

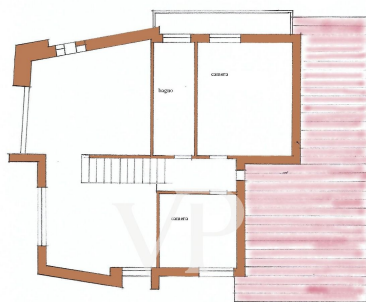
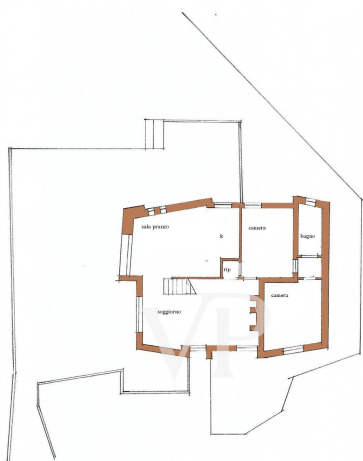


Piano terra lato valle



Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## The property



Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## A first impression

It is in this ideal place a few kilometers from the San Giuliano Spa that we offer a property consisting of a modern-style Villa characterized by a large panoramic terrace, outbuildings, and garage, surrounded terraced garden full of ornamental plants and well cared for of sqm 2000 . The property is reached by driving along a scenic paved road that climbs to the top of the hill, crossing olive groves and ancient chestnut trees. The villa is on three levels and consists of: on the ground floor of a garage and technical rooms on the first floor a large living room with fireplace, which overlooks a large panoramic terrace of 300 square meters, where you can in the company of friends or alone , spend moments of absolute relaxation , dining area with kitchenette, hallway, two bedrooms and bathroom ; on the first floor a study, a bedroom with terrace, and the second bathroom with Jacuzzi. Excellent finishes, terracotta floors on the ground floor, wooden parquet on the first floor, wooden fixtures with wooden shutter , wall and ceiling covering of the bedroom and bathroom on the first floor in Venetian stucco , also the house is equipped with a well for domestic water and alarm system

Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## Details of amenities

water well for domestic use

alarm system

Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## All about the location

San Giuliano Terme is a town located in the province of Pisa, Tuscany, Italy, just 10km from the Galileo Galilei International Airport near the Tyrrhenian coast, surrounded by beautiful countryside protected to the north by hills, and set halfway between the famous and historic art cities of Pisa and Lucca. Moreover, because of its location, San Giuliano Terme is easily accessible via Pisa airport and the main regional roads, giving it an ideal starting point for exploring western Tuscany. San Giuliano has ancient origins, dating back to Roman times, and is known worldwide for its hot springs, which have been used since Roman times for curative and thermal purposes. No less important are the proximity of the Migliarino San Rossore Massaciuccoli Natural Park perfect for hiking, biking or horseback riding and the town of Torre del Lago Puccini: famous for being the summer home of composer Giacomo Puccini where every summer on the lake, there are festivals and performances dedicated to his music. As in all of Tuscany, this area is also renowned for its authentic cuisine, which includes dishes such as ribollita (bread and vegetable soup), Florentine steak alla fiorentina game, and desserts such as torta coi bischeri. On the hills that protect San Giuliano Terme from the cold winds coming from the north are ancient villages and houses scattered over a wide area, highly coveted by investors because of the breathtaking views from the Apuan Alps to the sea and the opportunity to live in close contact with nature while remaining close to the city.



Property ID: IT242941203 - 56017 San Giuliano Terme – Toscana

## Contact partner

For further information, please contact your contact person:

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*To Disclaimer of von Poll Immobilien GmbH*

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