

Castelmaggiore

## Very atmospheric townhouse on the creek

Property ID: IT242941209



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PURCHASE PRICE: 235.000 EUR • LIVING SPACE: ca. 140 m<sup>2</sup> • LAND AREA: 2.000 m<sup>2</sup>

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## At a glance

Property ID	IT242941209
Living Space	ca. 140 m²
Bedrooms	2
Bathrooms	2
Year of construction	1930
Type of parking	1 x Other

Purchase Price	235.000 EUR
Commission	subject to agency commission
Total Space	ca. 140 m²

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## Energy Data

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

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## The property





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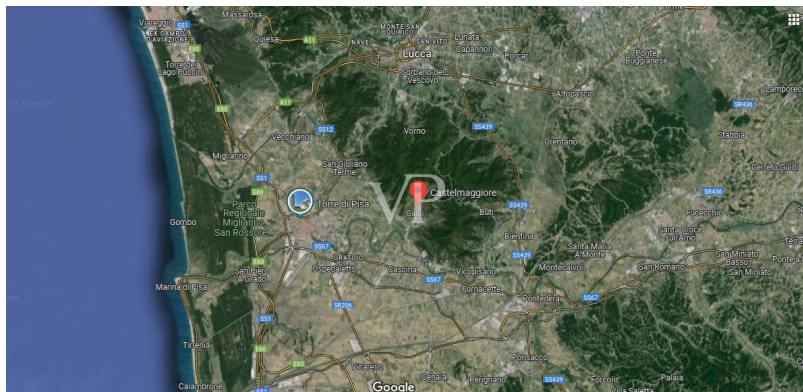
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## The property



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## 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.

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## A first impression

Arriving at the entrance of the capital Calcesano, from the Pieve Romanica, or from the Certosa di Calci , in the direction of Castel Maggiore, after having traveled up a few kilometers of municipal road, which passes through inhabited villages and olive groves, we reach the building proposed for sale . Lying on the left side of the stream Zambra,shaded by the thick woody vegetation that makes this place alive and magical, we find a typical renovated rooftop with a large terrace, overlooking the watercourse. The building has three levels, in addition to the cellar located in the basement. The ground floor consists of living room , kitchen , and bathroom , the stone staircase leads us to the first floor consisting of two bedrooms a bathroom with Jacuzzi, and large terrace where you can spend relaxing moments, lulled by the rustle of the waters. From a modern iron staircase , which integrates well with the living context characterized by terracotta floors and beamed and rafted ceilings, we access the second floor consisting of a large bright living room with fireplace . Owned parking space and in right of use a portion of land located across the stream easily accessible from the public street.

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## All about the location

Calci is a town located in the province of Pisa, Tuscany, Italy, only 16km from Galileo Galilei International Airport, close to the Tyrrhenian coast and major Tuscan art cities such as Lucca, Florence and Siena respectively 24km 80km and 110km away. No less important are the proximity of the Migliarino San Rossore Massaciuccoli Natural Park perfect for hiking, biking or horseback riding and Torre del Lago Puccini: famous for being the summer vacation destination of the composer Giacomo Puccini, where every summer on the lake, there are festivals and performances dedicated to his music. The presence of the Certosa ancient monastery built in the 14th century by Carthusian monks from Siena, now a world-famous museum of natural art, shows that this place at the foot of the Pisan mountains, rich in water, was and still is ideal for living a healthy life, immersed in the beauty of the surrounding nature, while on the hills that protect the town of Calci from the cold winds coming from the north are ancient villages and farmhouses scattered over a wide area, much sought after by investors for the panorama and breathtaking views all the way to the sea, where the climate is typically Mediterranean, characterized by hot, dry summers and mild, wet winters.

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## Contact partner

For further information, please contact your contact person:

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