

Fauglia – Toscana

Charming historic building

Property ID: IT242941237



www.von-poll.it

PURCHASE PRICE: 850.000 EUR • LIVING SPACE: ca. 1.000 m² • ROOMS: 39 • LAND AREA: 2.000 m²

Property ID: IT242941237 - 56043 Fauglia – Toscana

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

Property ID: IT242941237 - 56043 Fauglia – Toscana

At a glance

Property ID	IT242941237	Purchase Price	850.000 EUR
Living Space	ca. 1.000 m ²	Commission	subject to commission
Rooms	39	Total Space	ca. 1.200 m ²
Bathrooms	15	Usable Space	ca. 0 m ²
Year of construction	1800		

Property ID: IT242941237 - 56043 Fauglia – Toscana

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Power Source	Gas	Energy efficiency class	G

Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



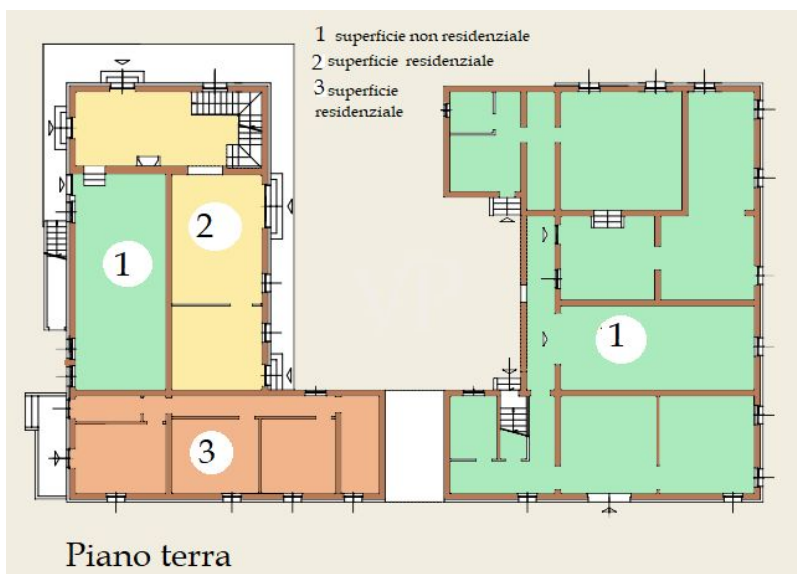
Property ID: IT242941237 - 56043 Fauglia – Toscana

The property



Property ID: IT242941237 - 56043 Fauglia – 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: IT242941237 - 56043 Fauglia – Toscana

A first impression

A short walk from the historic center of Fauglia, hidden from view by a tall grove of holm oaks In beautiful hilly area we propose a Property of unquestionable charm located on a plateau overlooking the surrounding land overlooking the hills south of the village of Fauglia. The complex dates back to the early nineteenth century, is served by a private road that ends in front of the entrance portal placed on the side of the largest side of the building, from which there is access to the inner courtyard the Property is surrounded by a garden of about 2,000 square meters and land partly planted with olive trees; it is developed on two levels above ground and consists of three U-shaped bodies of the building that enclose a courtyard open to the south, characterized by a turret, an arched porch, a terrace and a lemon house. The body consists of 5 independent apartments occupying over 700 sq. m. and various outbuildings such as lemon house, oil mill, sheds, sawmill, etc., which are located on the ground floor of the building and occupy another 480 sq. m. for a total of about 1200 sq. m. covered area. In the complex you can count on the total availability of 6 bathrooms , 5 kitchens and 15 rooms in addition to various living, dining, a billiard room and a lemon house equipped as a dining room with a fireplace. The building still retains its original architectural features such as terracotta floors, wooden floors and bricks, original fixtures, etc. etc. The property is suitable either to make a prestigious real estate unit, or for tourist accommodation business of great charm and appeal. Large indoor parking and possibility to build a swimming pool.

Property ID: IT242941237 - 56043 Fauglia – Toscana

All about the location

Fauglia is a small cozy town located in the province of Pisa, in the region of Tuscany, Italy, located about 20 km southeast of Pisa Galileo Galilei International Airport and Livorno Port and is well connected to major cities such as Florence and Siena thanks to the nearby highway network. The capital city, a basket of medieval origins, which had its last urbanistic configuration in the 19th century, is located on the top of a ridge that dominates from above the surrounding hills, characterized in part by forest vegetation in part by olive groves and vineyards. Going down towards the plain we find Agriturismi, farms such as I giusti e Zanza, L'ucelliera, and the Caseificio Busti that produce wines, and cheeses, appreciated all over the world, also for those who wish it is possible to book directly in the Farm the tasting of the products. In the historic center of Fauglia, food lovers will find at the historic restaurant La Gattaiola an ideal and cozy place where the warm atmosphere accompanied by the kindness of the managers will make it pleasant to discover the typical dishes of the area. Art lovers, on the other hand, can visit the museum of the famous Faugliese "Macchiaiolo" painter Alvaro Marioni.

Property ID: IT242941237 - 56043 Fauglia – Toscana

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1 Mailand
E-Mail: milano@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com