San Giuliano Terme – Toscana

Very bright villa with large garden, built in green building with photovoltaic system

Property ID: IT242941246

PURCHASE PRICE: 650.000 EUR • ROOMS: 8 • LAND AREA: 1.000 m^2

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At a glance

Property ID	IT242941246
Rooms	8
Bedrooms	5
Bathrooms	4
Year of construction	2015

Purchase Price	650.000 EUR
Commission	sale subject to commission
Total Space	ca. 195 m²

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Energy Data

Type of heating	Single-storey heating system
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

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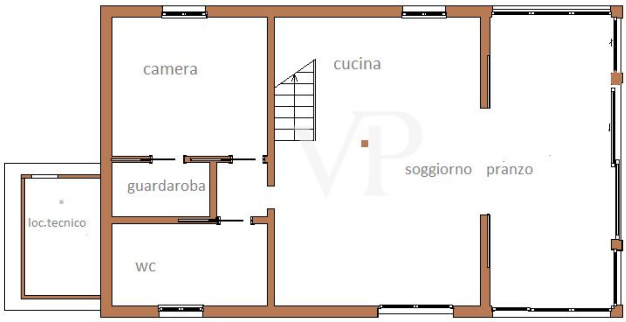
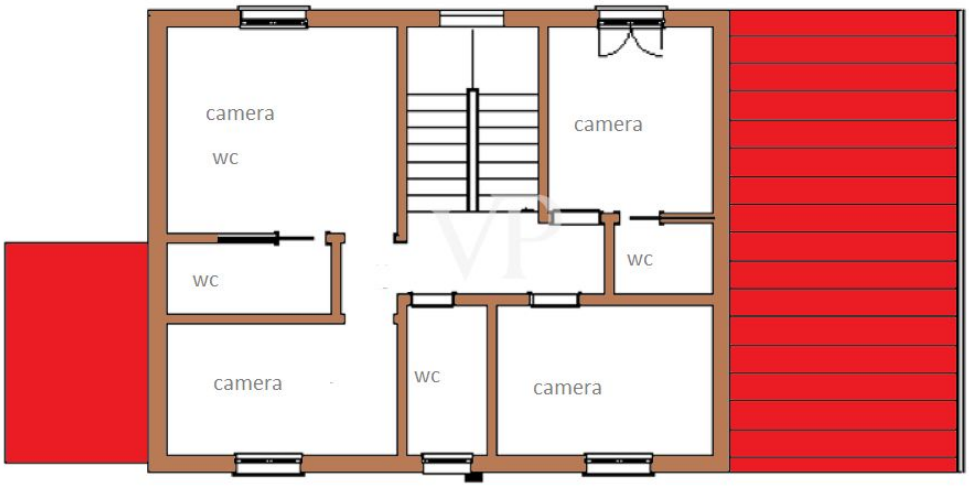


Piano terra

piano primo



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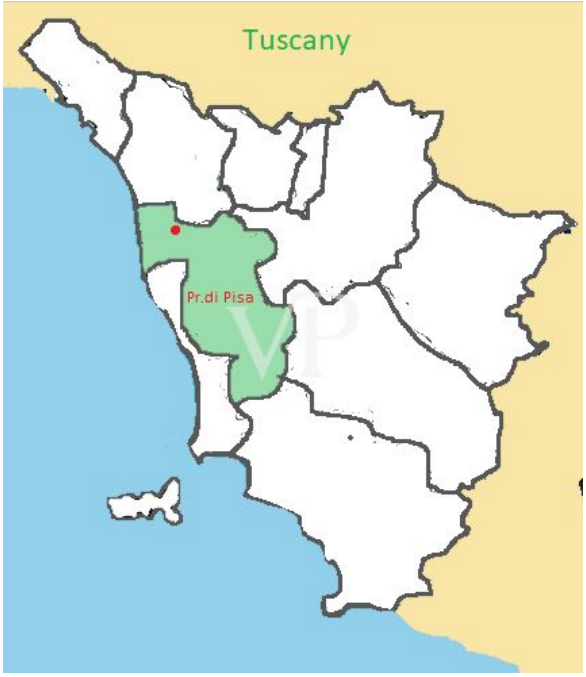

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A first impression

From Pisa by way of the historic tree-lined Brenner road, which crosses the countryside in the direction of Lucca, past the small train station of San Giuliano Terme, one reaches a small rural hamlet, where the building proposed for sale is located. The house, recently built ,while being made entirely of wood in compliance with the requirements of green building, is inspired by the Tuscan farmhouse, unlike which by virtue of the new technologies available has provided large glass openings overlooking the garden ,allowing from inside , to admire the unquestionable beauty of the countryside , where plants ,flowers and the sky , are the protagonists of a picture never the same . The building has two floors and is surrounded by a well-kept garden equipped with an irrigation system , full of ornamental plants , where it is possible to realize in compliance with the regulations , a private swimming pool and a shading structure to protect cars . The ground floor is characterized by a bright open space, used as a living-dining room, with the modern open kitchen ,next to which we find the wooden staircase connecting with the upper floor, while a hallway separates the rest of the floor from the master bedroom with walk-in closets and a large bathroom with shower, on the first floor instead we find four bedrooms two of which with private bathroom, and a shared bathroom for the remaining bedrooms. Internally, the horizontal structure in exposed wood and the excellent finishes such as floors, porcelain stoneware, wooden floors in the rooms, the wall tiles in the bathrooms with Venetian stucco, pvc window frames with certified double glazing, embellish this unique dwelling.

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Details of amenities

PHOTOVOLTAIC SYSTEM
HEAT PUMP
PHOTOVOLTAIC SYSTEM IN THE ROOF
ALARM SYSTEM
PHYTODEPURATION PLANT

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All about the location

San Giuliano Terme is a town located in the province of Pisa, Tuscany, Italy,just 10km from Gailile Galiei International Airport near the Tyrrhenian coast halfway between the historic art cities of Pisa and Lucca . In addition, because of its location San GiulianoTerme 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, San Giuliano also offers food and wine attractions, where visitors can enjoy characteristic meat or fish dishes accompanied by excellent local

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Contact partner

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