

Pomarance – Toscana

# The Tuscan Farmhouse as you have always dreamed of it

Property ID: IT242941291



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**PURCHASE PRICE: 539.000 EUR • LIVING SPACE: ca. 220 m<sup>2</sup> • ROOMS: 11 • LAND AREA: 11.000 m<sup>2</sup>**

Property ID: IT242941291 - 56045 Pomarance – Toscana

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

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## At a glance

Property ID	IT242941291	Purchase Price	539.000 EUR
Living Space	ca. 220 m <sup>2</sup>	Commission	subject to agency commission
Rooms	11	Total Space	ca. 309 m <sup>2</sup>
Bedrooms	4	Usable Space	ca. 0 m <sup>2</sup>
Bathrooms	3	Equipment	Fireplace

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## Energy Data

Type of heating	Stove
Energy certificate valid until	21.06.2024
Power Source	Electric



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## A first impression

**\*\*The Tuscan Dream: Gorgeous Stone Farmhouse in the Pisa Countryside\*\*** Imagine waking up every morning to the peace and beauty of the Tuscan countryside, in an authentic stone farmhouse. This property, located in the province of Pisa, offers you the best of Tuscan life, just over half an hour from the sea. Just 4 km from a Tuscan village, this cottage gives you the tranquility of country life without making you feel isolated. The location is perfect for those who are looking for a quiet retreat but want to be close to essential services. As soon as you enter, you will be greeted by large and bright spaces. The double living room is the heart of the house, with a large open fireplace and pizza oven, perfect for family evenings. The eat-in kitchen is spacious and functional, ideal for those who love to cook and share convivial moments. The four bedrooms provide space for the whole family and guests. The house is in good condition and can be customized according to your taste, maintaining that rustic charm typical of Tuscan houses. Outside, three sides of the cottage are surrounded by a very large covered veranda, during warm weather a livable space at any time of the day, from breakfast in the morning to an evening with family and friends. In addition, there are about 120 square meters of storage that, with the necessary permissions, can be converted into additional living space. A unique opportunity for those who want to expand and personalize their space. A swimming pool can be built subject to the necessary permits and will complete the comfort of this wonderful property. The garden is a real jewel, with panoramic views of the Tuscan hills. Olive trees, fruit trees and a small pine forest create a green oasis where you can relax and enjoy the mild Tuscan climate. It is the perfect place for outdoor dining, reading under the shade of a pine tree, or simply admiring the landscape. This property is a rare opportunity for those who dream of living in Tuscany in an authentic and evocative setting. Don't miss the chance to own a corner of paradise, where history and nature meet in perfect harmony. ????? **\*\*Contact us Today!** For more information or to book a visit, please feel free to contact us. We will be happy to show you this beautiful cottage and help you realize your Tuscan dream.

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## Details of amenities

The Cottage is in a wonderful location, with 360-degree panoramic views and no visual disturbance or noise. Nevertheless you are not totally isolated, the adjacent properties are inhabited and the next hundred, Pomarance, is only a few minutes away by car. Wonderful walks and trekking tours can be undertaken on foot; there is also a small river a short distance away, with bends that also allow for a refreshing swim.

The garden, over 11,000sqm, is divided into an upper part just to serve the house, where it is also possible to build a swimming pool, and a part below, left to olive grove and orchard.

The large warehouses below the sun terrace offer over 120sqm of surface area that with a few interventions could also be transformed according to one's own needs.

The heating, currently operated through a fireplace, wood stove and electric, however, provides for the presence of an LPG boiler with underground storage, currently not used.

The stone facades have all been sandblasted with great care and finished in the warm colors of tuff stone.



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## All about the location

Choosing to buy a cottage in Pomarance means investing in a unique quality of life immersed in the beauty and history of Tuscany. Here are some reasons why Pomarance is an excellent choice: ### \*\*1. Breathtaking Landscapes\*\* Pomarance is located in the heart of Tuscany, surrounded by green hills, vineyards and olive groves. The views here are truly spectacular, with sunsets tinging the sky with incredible colors. Living here means always being in contact with nature, in an environment that inspires serenity and well-being. ### \*\*2. Tranquility and Peace\*\* The countryside of Pomarance offers a tranquility rare to find elsewhere. Far from the hustle and bustle of the cities, here you can enjoy peace and silence, ideal for relaxing and disconnecting from the daily hustle and bustle. It is the perfect place for those seeking a quiet retreat where they can rejuvenate. ### \*\*3. Tuscan Authenticity\*\* Buying a farmhouse in Pomarance means immersing yourself in the true essence of Tuscany. Here you will find ancient traditions, genuine cuisine and the warm hospitality of its inhabitants. Living in a farmhouse allows you to breathe in the authenticity of this land every day. ### \*\*4. Proximity to Services\*\* Despite its quiet location, Pomarance is well connected and close to the main services. Just a few kilometers away you will find stores, restaurants, schools and everything you need for a comfortable life. In addition, the main art cities of Tuscany are within easy reach. ### \*\*5. Opportunities for Customization\*\* Pomarance cottages offer ample opportunities for customization. You can renovate and adapt the spaces according to your tastes and needs, creating the home of your dreams. In addition, many cottages have large plots of land, ideal for those who wish to have a vegetable garden, a garden or even a small farm. ### \*\*6. Investment Value\*\* The real estate market in Tuscany has always been robust, and Pomarance, with its unique charm, is a safe investment. Buying a farmhouse here means not only having a beautiful residence, but also an asset that can increase in value over time. ### \*\*7. Community Life\*\* Pomarance offers a rich and active community life. There are numerous local events, festivals and celebrations that allow you to integrate and participate in the life of the village. It is a place where you can create lasting bonds and feel part of a close-knit community. ### \*\*Conclusion\*\* Buying a cottage in Pomarance is a choice that combines beauty, tranquility and authenticity. It is an opportunity to live in a corner of paradise while enjoying all the advantages Tuscany has to offer. If you are looking for a place where time seems to stand still and where you can live a serene and fulfilling life, Pomarance is the place for you.

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## Contact partner

For further information, please contact your contact person:

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