

Santa Luce – Toscana

# Daydreaming in Tuscan farmhouse with breathtaking views

Property ID: IT242941331



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

**PURCHASE PRICE: 1.600.000 EUR • ROOMS: 15 • LAND AREA: 8.000 m<sup>2</sup>**

Property ID: IT242941331 - 56040 Santa Luce – Toscana

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## At a glance

Property ID	IT242941331	Purchase Price	1.600.000 EUR
Floor	2	Commission	subject to agency commission
Rooms	15	Total Space	ca. 860 m <sup>2</sup>
Year of construction	1890	Equipment	Swimming pool

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Liquefied gas	Final Energy Demand	3050207.00 kWh/m <sup>2</sup> a
Energy certificate valid until	04.03.2034	Energy efficiency class	G
Power Source	Gas		



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## A first impression

We offer for sale an exclusive property complex located on top of a hillock a short distance from the sea and the characteristic village of Santa Luce. The property consists of three buildings, an old farmhouse nestled in the beautiful Tuscan countryside, characterized by rolling hills planted with wheat, wine and olive trees. The complex consists of four separate units, each with unique features and generous spaces. Two of the units, adjacent to each other, each extend over 300 square meters distributed on two floors, offering ample space and the possibility of customization. The other two units are independent: one, about 70 sqm, currently used as a warehouse, and the other, about 120 sqm, for residential use, perfect for hosting families or groups of friends. This property complex is ideal not only for those looking for a prestigious private residence, but also for those who want to start a tourist business or a bed & breakfast, thanks to its versatile configuration and generous spaces. The private olive trees allow you to produce enough excellent olive oil for the family use. The property enjoys a unique and privileged location, with a breathtaking view that sweeps from the coast to the majestic Apuan Alps, offering an uninterrupted natural spectacle from sunrise to sunset. The complex is enhanced by a swimming pool and surrounding land maintained in perfect condition, ensuring moments of relaxation and recreation in an environment of absolute beauty and tranquility. Don't miss the opportunity to live or invest in this real estate gem, where comfort, natural beauty and opportunities for tourism development come together in one extraordinary proposal. In case of interest a partial purchase might be examined by the sellers.

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## Details of amenities

The two main units, now divided, were originally born as a single body, it would be possible through building intervention to unify them again.

Heating is provided today by LPG boiler, given the sunny and unobstructed location it would be ideal to install photovoltaic panels and / or hot water production with a view to saving energy.

The only outbuilding has been rented touristically for several years with great and proven success.

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## All about the location

Living in the Santa Luce countryside is an experience that combines the charm of rural life with the unspoiled beauty of Tuscany. Here are some aspects that make this area a unique and enchanting place to live:

- 1. Breathtaking views** The Santa Luce countryside is characterized by picturesque landscapes, with rolling hills covered with wheat fields, vineyards and olive groves. The views are spectacular year-round, with colors changing with the seasons, offering breathtaking sunsets and a feeling of peace and serenity.
- 2. Quiet Life** Far from the hustle and bustle of big cities, life in Santa Luce is quiet and relaxed. The pace is slower, allowing you to fully enjoy the little things, such as a walk through the fields or a glass of wine at sunset.
- 3. Welcoming Community** The community of Santa Luce is warm and welcoming. Local residents are known for their hospitality and strong sense of community. Local traditions and village festivals provide numerous opportunities to meet and socialize.
- 4. Proximity to Places of Interest** Despite being surrounded by nature, Santa Luce is strategically located to easily reach other Tuscan cities of cultural and historical interest, such as Pisa, Livorno, and Volterra. Proximity to the sea is another great advantage, allowing you to alternate days in the countryside with excursions to nearby beaches.
- 5. Sustainable Lifestyle** Country living encourages a more sustainable lifestyle in harmony with nature. It is common to grow one's own garden, consume local products and live in a more eco-friendly way.
- 6. Opportunities for Outdoor Activities.** The Santa Luce countryside offers numerous opportunities for outdoor activities, such as hiking, cycling and horseback riding. The natural surroundings are perfect for those who love the outdoors and want to stay active.
- 7. Cultural and Historical Heritage** Santa Luce and its surroundings are rich in history and culture. Ancient hamlets, churches, and historic ruins dot the landscape, offering continual cues for exploration and discovery. In summary, living in the Santa Luce countryside means embracing an authentic and serene lifestyle, immersed in one of Italy's most beautiful and historically rich regions. It is a choice that allows you to rediscover contact with nature and enjoy the wonders that only Tuscany can offer.

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## Contact partner

For further information, please contact your contact person:

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