

Lajatico – Pisa

# Panoramic farmhouse

Property ID: IT242941698



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**PURCHASE PRICE: 520.000 EUR • LIVING SPACE: ca. 130 m<sup>2</sup> • ROOMS: 4**

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## At a glance

Property ID	IT242941698	Purchase Price	520.000 EUR
Living Space	ca. 130 m <sup>2</sup>	Commission	Subject to commission
Rooms	4	Total Space	ca. 180 m <sup>2</sup>
Bedrooms	3	Condition of property	Needs renovation
Bathrooms	2	Equipment	Swimming pool
Type of parking	3 x Other		

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## Energy Data

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

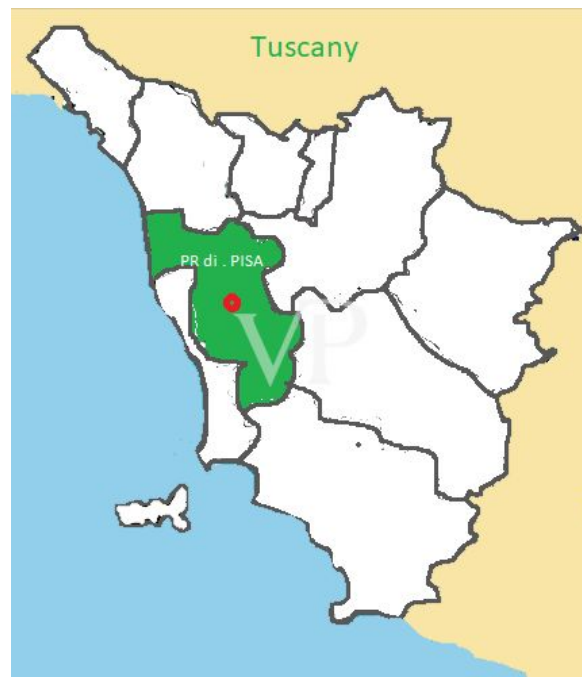
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## The property



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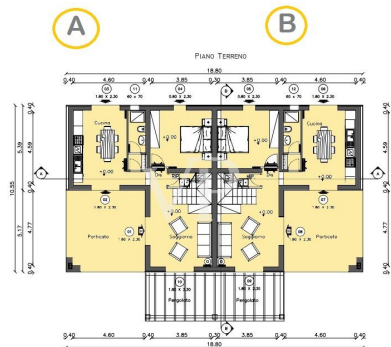
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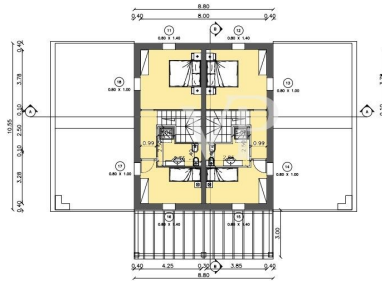




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## Floor plans





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

From the International Airport Galileo Galilei in Pisa , through the super road in the direction of the turreted city of Volterra , crossing an area with wine vocation of unquestionable scenic beauty we reach Lajatico , where near the Teatro del Silenzio , on the rolling hills planted with wheat , we find a farmhouse complex under renovation where is located the building proposed for sale . The building once a rural house is the subject of a renovation , respectful of the architectural features that characterize the Tuscan farmhouses such as terracotta floors on the ground floor , ceiling and roof with wooden beams rafters and terracotta bricks, wooden floors on the first floor,at the same time, however, were used modern technologies such as underfloor heating system,cooling system with heat pump in the bedrooms,certified double-glazed wooden window frames, while as for the bathrooms we find stoneware floors and wall tiles and sanitary ware of good quality. The two-story building above ground has been fractionated into two specular residential units, in the process of completion of work ,both characterized by a large porch accessible from both the kitchen dining and living room and under which ,during the summer months you can organize lunches or dinners with friends, cheered by a panorama of unquestionable beauty. Each cozy and bright residential unit offers breathtaking views of the surrounding rolling hills, and is equipped with a large private garden, bordered and protected by a fence made of chestnut poles, and wire mesh hidden by a laurel hedge .Included uncovered parking space within each garden. Description unit A identical to unit B The ground floor consists of large porch , living room , dining room with open kitchen area, hallway ,utility room, bathroom and double bedroom , the first floor accessible by staircase departing from the living room consists of hallway double bedroom, single bedroom and bathroom.

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## Details of amenities

CONDOMINIUM SWIMMING POOL

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## All about the location

News about Lajatico The municipality of Lajatico, established in 1776, as we shall see later, lies between the valleys of the Era to the east, the Sterza to the west and the Ragone to the south, and is undoubtedly one of the most beautiful and historically rich in the entire Val d'Era. The municipality of Lajatico, in its full Tuscan character, has a total elevation range of 578 meters and is easily accessible from Volterra, San Gimignano, Siena, Pisa and Florence. The Territory covers 72 sq. km, in which human presence is limited to a few settlements developed in the valley bottom along the road to Volterra such as La Sterza and Villaggio San Giovanni, also known as Bocioni. There are numerous farms among which Spedaletto stands out. Very interesting from an environmental and cultural-historical point of view is Orciatico. It seems that the first inhabitant of Lajatico was a ... Mammoth (*elephas planifrons*). The elephant from the Vallata was discovered in 1933 and recovered in the following year Lajatico has become an international tourist destination in recent years. In fact, it is the birthplace of the famous tenor Andrea Bocelli. Every year in July, in the evocative setting of the Teatro del Silenzio, a concert is held in which Bocelli himself participates along with international artists. The Theater of Silence and the Road of Silence The Theater of Silence constitutes a unique work of its kind, a natural theater carved out of the beautiful setting of the hills of Lajatico, a small scenic jewel of the Upper Era Valley. The setting is not drapery, stucco, or pictures, but a small lake surrounded by travertine blocks in the center of which works by internationally renowned artists stand out from year to year.

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## Contact partner

For further information, please contact your contact person:

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