



L'ARCHITRAVE IMMOBILIARE
The key to your home in Italy

CASALE COLLINE

Tuscany, Pisa, Lajatico

€ 540,000



The key to your home in Italy

www.larchitrave.com

Bedrooms: 2

Garden : 10000 SQM

Land: 5000 SQM

Swimming Pool: Yes

Parking: Yes

Floor Area: 100 SQM

Within 1 hour Of an airport: Yes

Close To amenities

EPC:

Detached stone house with private swimming pool and surrounded by garden and land in an extremely panoramic and quiet location, yet not far from the town centres and services between Lajatico and Volterra on the beautiful Tuscan hills.

The recently built house has the characteristics of a typical Tuscan farmhouse. It features a traditional design with stone walls, terracotta roof tiles, Tuscan cotto flooring, and wooden beams. The interior is spacious and bright, with high ceilings and large windows, that allow plenty of natural light to enter. the house is in the process of being completed, and will be sold finished - all that will be left will be for the buyer to choose and install the kitchen. (This is quite common in Italy, and we can put you in touch with a team to help with this if you wish).

The house is designed to provide a comfortable and cosy living space with a combination of rustic and modern elements. On the ground floor there is a kitchen, a living area opening onto the portico, a small bathroom, one bedroom and on the first floor another bedroom and a bathroom. The heating is with underfloor heating using solar panel and AC units for cold and hot air.

Outside there will be two pergolas of approx 20 sqm ideal for al fresco dining. There will be a private swimming pool (4 x 9 m) surrounded by a garden with panoramic views of the Tuscan countryside. The private land and the property will be fenced with a net and green edge. There will be an automatic gate at the entrance for car access and a small walking gate. There will be also a gazebo (a covered area) to park the car and a small store for the garden and pool tools.

The house is fully insulated according to the new rules and regulations for energy saving, The windows are made of wood and are double glazed.

On the same hill there are two more buildings which are also in the process of being completed.

The location is one the most beautiful in the Valdera area, as it is close to the centre of Lajatico and of Volterra. it has easy access on an unpaved road and is surrounded by beautiful rolling hills and with a 360 degree open view.

The farmhouse is located in Valdera in central Tuscany, close to Lajatico and Volterra, between Pisa and Florence. The lovely village of Lajatico is a Tuscan beauty, with a pretty town centre set amidst the hills between Pisa and Volterra. The little town has two coffee bars, a charming restaurant with tables and chairs on the main piazza, a pharmacy, the headquarters of the Bank of Lajatico, a good bakery and many other small shops. The piazza is witness to the daily life of its inhabitants and their stories: at any time of year it is the beating heart of the village.

Andrea Bocelli is a world-renowned tenor and Lajatico is his hometown. Every year in July he hosts an important international festival at his 'Teatro del Silenzio', his specially created open-air amphitheatre and during this week music lovers come from all over the world to listen to the wonderful performances of Bocelli and other important international artists. Andrea Bocelli is often seen in the square or at his restaurant where he samples, and encourages others to sample, the local specialties of his expert chefs. The town of Lajatico is located in Valdera in Central Tuscany between Pisa and Florence. This colourful landscape of rolling hills is dotted with medieval villages,

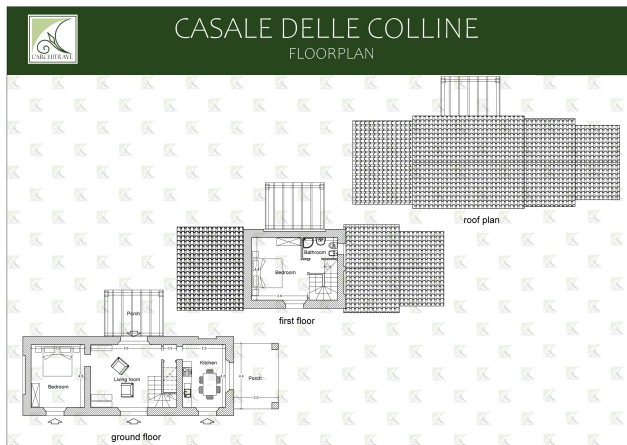
castles and lanes flanked with tall green cypress trees which epitomize the Tuscan landscape. The area is scattered with historical towns and medieval villages, castles and country churches, and a landscape with golden meadows of wheat dancing in the breeze, vineyards, olive groves and fields of sunflowers. Meandering through the countryside of Valdera you feel the vestiges of the mysterious Etruscan civilisation. Casciana Terme, just a few kms away, has thermal waters and spa facilities and is a pretty town with piazzas and cafes. The nearby 'città d'arte' (cities of art) include Volterra, San Gimignano, Palaia and Florence.

Distances: Lajatico 8 km, Volterra 16 km, Pontedera (train station) 20 km, Castelfalfi (Golf and Spa Resort) 30 km, San Gimignano 35 km, Coast 40 km, Lucca 50 km, Pisa (airport) 50 km, Florence 80 km.

Attualmente in corso di costruzione - privo di impianti e infissi e quindi privo di APE







L'Architrave Immobiliare Unipersonale srl

Via Montebello 20, Licciana Nardi 54016 Massa Carrara, Tuscany, Italy
 (+39) 0187 475543 - info@larchitrave.com