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CASA FIORINO

Tuscany, Pisa, Terricciola

€ 145,000



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Bedrooms: 1

Garden Yes

Swimming Pool: Yes

Parking: Yes

Floor Area: 73 SQM

Within 1 hour Of an airport: Yes

Close To amenities

Elegant, one-bed historical apartment, on the ground floor of a nineteenth-century villa belonging to a noble Tuscan family, presented in immaculate order throughout and with the use of the beautiful grounds and the swimming pool. The house is set in a little hilltop village with spectacular views over the rolling hills of Tuscany, close to the town of Terricciola, which has wonderful architecture, surrounded by vineyards and is famous for the quality wine of the region.

The apartment is on the ground floor; the building is entered through an ancient wooden door on the ground floor, with an impressive atrium and the access door of Casa Fiorino is on the left. The entrance is into the large and beautifully furnished and decorated living room with kitchen and dining area, high ceilings with terracotta and wooden beams; storage with washing machine and another small storage or pantry, one large bedroom and bathroom with shower. The property is sold with the furniture included in the price, ready to move in and excellent as investment for seasonal lettings. The access to the pool is from a door in the atrium so just 40 meters away from the house, very comfortable all on one floor and very spacious for a one bedroom as it measure 73 sqm. Possibility of using the sofa bed in the living room.

The restoration took place in 2007 and was carried out by expert craftsmen, paying attention to the finest, historical details to retain the character and authenticity.

The whole building now comprises twelve real estate units, and there is a condominium arrangement where the owners have use of the estate including the Italian gardens with shady areas and tall trees and the swimming pool with solarium area. It is all very well maintained. Easy car access and private parking.

This property is unique and it offers Tuscan charm and it evokes an atmosphere of the era of the greater splendour of the late nineteenth century, married with all the conveniences of modern living. At the entrance of the main door there is the coat of arms of the noble family that once lived in the building and the history of the building is plain to see.

This lovely house is in the centre of a quiet Tuscan village and within easy walking distance of the village amenities. Terricciola is set between the valleys of the River Era and the town of Cascina, and the Sterza stream. It is in between Pisa and Florence in an area with pretty hilltop villages including Morrona, Soiana, La Rosa, Selvatelle, La Chientina and Soianella which are all wonderful to explore. This colourful landscape of rolling hills dotted with medieval villages, castles and tall cypress trees epitomises the Tuscan dream. Meandering through the countryside of Valdera you feel the vestiges of the mysterious Etruscan civilisation.

Terricciola is known as the 'City of Wine' for the rich and fertile soil ideal for cultivating grapes. In September each year The Festa dell'Uva e del Vino (Grape and Wine festival) is held. This offers an excellent opportunity to taste some of the best wines of the region and people come from all over the region to enjoy this special occasion. There are many other festas in the area including the Spring Fair in La Rosa in May, the Festa dell'allegria (Feast of Joy) in Morrona and the Strawberry Festival in Terricciola in July, the Notte Bianca (White Wine Night) in August and the Calici di Stelle (drinks under the Stars) in Terricciola. just 4 km from the renowned town of Terricciola, famous for its wine production; particularly famous is the Morrona Farm with 600 hectares of land of which 110 are vineyards, 40 are olive groves.

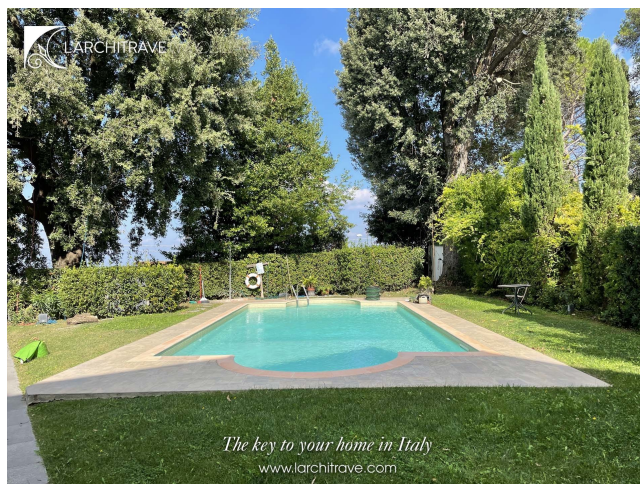
The property is perfect to enjoy holidays in a small and quaint Tuscan village, or equally it would make a lovely, permanent home and it is perfectly placed to explore this beautiful area. It is just 5 km from the beautiful town of Casciana Terme, famous for its thermal waters and with a newly renovated spa which is a lovely place to spend a day relaxing, with indoor and outdoor pools. Casciana is dominated by a castle, with a beautiful central piazza and since Roman times it has been famous for the curative warm thermal waters. Today it is a bustling town with a busy weekly market and great shops and restaurant and a famous theatre. It is halfway between the famous hilltop village of Volterra and Pisa. The area offers many activities with easy to join cooking classes, art classes, Italian language classes, wine tasting, hill walking and even Vespa tours around the rolling hills of the area. The friendly community is ready to welcome you in and there are so many great places within easy reach - it really is a great spot from which to explore the whole of Tuscany.

The coastal cities of Castiglioncello and Cecina, the golf courses of Pisa and Castelfalfi, and the historic towns of Volterra and San Gimignano are all close by, and each make a wonderful day out. The old town of Livorno is close too, from where it is possible to hop of the ferry to the magnificent island of Elba, just off the coast. The town 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 dark green cypress trees, all of which epitomises the Tuscan landscape. The nearby città d'arte (cities of art) include Volterra, San Gimignano, Palaia and Florence, each offering splendid art and architecture to admire. In Lajatico, Andrea Bocelli, the famous tenor, was born and it is in the heart of Valdera that his Teatro del Silenzio (the Theatre of Silence) draws some of the biggest names in opera, when he hosts a summer festival each year in July.

Distances: Soiana - walk into the village, Casciana Terme 5 km, Terricciola 5 km, Pontedera (trains, supermarkets) 20 km, Pisa (airport) 35 km, Cecina (beaches) 35 km, Volterra 40 km, San Gimignano 50 km, Lucca 70 km, Florence 80 km.







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