

semi-detached house a San Giuliano Terme

€ 750.000 negotiable

Ref. 1367



300 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 9

In the picturesque hilly landscape of San Giuliano Terme, in the heart of Tuscany, lies this splendid historic villa, characterized by elegance, architectural charm and absolute privacy.

The property, including an ancient church dating back to the year 1000, co-owned by 1/3,

It boasts a particularly strategic location: approximately 10 km from the historic city of Lucca, just 12 km from Pisa's Galileo Galilei International Airport, and just a 10-minute drive from the sea. The property is easily accessible via a convenient paved road, suitable for any type of vehicle.

The villa is currently divided into three residential units. The elegant portion on the main floor of the villa, facing the valley, is for sale. It offers a splendid panoramic view and complete privacy, especially in the relaxation area, which features the large infinity pool.

Outdoor spaces: nature, privacy, and relaxation

The property's entrance is marked by an imposing and elegant automated wrought iron gate. Beyond the gate, an elegant terracotta-paved path winds through the carefully landscaped garden, adorned with numerous ornamental trees and seasonal flowers, leading to the convenient parking area located immediately adjacent to the home.

The park was designed to offer maximum comfort and encourage conviviality, thanks to the presence of numerous plants and flowers, including bougainvillea, jasmine, hanging begonias, lemon and mandarin trees, Inca lilies, and oleanders.

The Pergola: In the immediate vicinity of the entrance, next to a characteristic wood-fired oven, is a large wrought-iron pergola, ideal for hosting pleasant outdoor lunches and dinners with family and friends.

The infinity pool: nestled in a large garden of approximately 2,000 square meters, the splendid infinity pool is the heart of the relaxation area. It is reached via a scenic stone staircase, framed by flowers and plants, and measures approximately 15 x 9 meters.

The interiors:

The villa stands out for its authentic architectural charm, enhanced by the presence of prestigious frescoed ceilings, with vaults, present in almost every room, and the splendid cross vault that characterizes the large kitchen.

The interior spaces are spacious, elegant, and extraordinarily bright, with a distribution of space designed to ensure comfort and functionality.

Living area:

The living area comprises a large main entrance, flanked by a practical service entrance, a spacious eat-in kitchen, a welcoming dining room with fireplace, and a large living room, particularly bright thanks to natural light, featuring a second fireplace and direct access to the balcony.

Sleeping area and services:

The sleeping area consists of three double bedrooms, two finely finished bathrooms, a convenient closet, and a study, ideal for both smart working and as a space dedicated to reading and relaxation.

The panoramic terrace:

Completing the property is a large panoramic terrace, a privileged space from which to admire the splendid Tuscan sunsets and enjoy a breathtaking view of the surrounding valley.

Finishes and materials

The villa preserves elements of great value and carefully chosen materials:

authentic period terracotta floors in the living and sleeping areas;

high quality porcelain stoneware in the kitchen;

walls embellished with noble decorated lime plasters;

original period solid wood interior fixtures;

external wooden window frames with high thermal efficiency double glazing;

painted metal shutters.

Surfaces and appurtenances

Housing: approximately 300 m²;

Garden and park: approximately 2,000 m²;

Olive grove estate: approximately 4 hectares, equal to 40,000 m², consisting of organic land surrounding the property, guaranteeing a high level of privacy and allowing for the private production of extra virgin olive oil;

Prestigious annex: large multifunctional wooden structure of approximately 95 m², ideal for use as an outbuilding, fitness area or pool house;

Parking: Private uncovered parking spaces for 4 cars, with the possibility of expansion.

Equipment and systems

The property is equipped with:

photovoltaic system with a power of 6 kW, designed to guarantee maximum electrical autonomy;

heating system with high-efficiency reverse flame wood-fired boiler;

Water supply connection;

characteristic wood-fired oven;

infinity pool of approximately 15 x 9 metres;

Private water supply using natural spring water, which can be used for domestic needs, for irrigating the park, and for filling the swimming pool.

A charming property nestled in the green Tuscan hills, where historic architectural features combine with spacious outdoor spaces, comfort, and privacy, in a prime location between Lucca and Pisa.

Please contact us by phone as the address in the advertisement does not correspond to the actual location of the property.

Property Informations

Address: via statale 12**Bedrooms:** 3**Bathrooms:** 2**Rooms:** 9**State of Preservation:** Good**Level:** 1**Total Floor:** 2**Heating:** Heating**Parking:** Uncovered Parking**Age Construction:** 1800**Balconies:** Present**Garden:** Private, 2.000 sq.m**Kitchen:** Regular Kitchen

Features

Terrace

Tv Antenna: Autonomous

Porch

Closet

Fireplace

Telephone System

Shower

Wooden Window Frames

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









