San Giuliano Terme

Historic Estate with Sea View and 8 Hectares – Tuscan Charm near Pisa

Property ID: IT254152067



PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 515 m^2 • ROOMS: 11 • LAND AREA: 80000 m^2

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At a glance

Property ID	IT254152067
Living Space	ca. 515 m²
Rooms	11
Bedrooms	5
Bathrooms	4
Year of construction	1800

Purchase Price	950.000 EUR
House	Single-family house / Detached house
Total Space	ca. 515 m²

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Energy Data

Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

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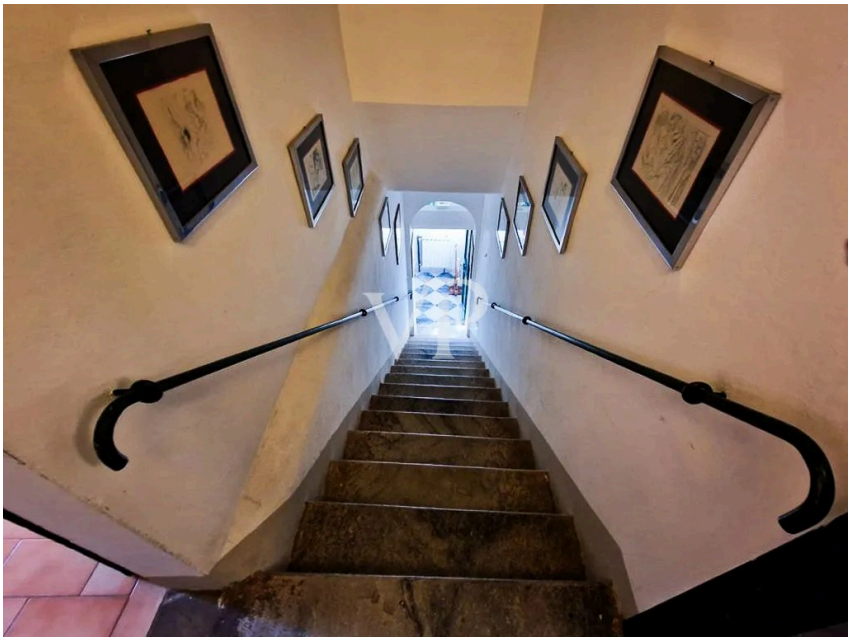
The property





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A first impression

In the hills of San Giuliano Terme, ancient villages and farmhouses are scattered across a vast area—true gems nestled in a landscape of exceptional beauty. These places, cherished by experienced investors, offer breathtaking views—from the majestic Apuan Alps with their snow-capped peaks and sparkling marble walls to the sea, where the sun sets in an embrace of light and color. Here, where nature dominates, the climate is Mediterranean, with hot, dry summers and mild, damp winters that carry the scent of earth and dry leaves.

In this enchanting location, just a few kilometers from the ancient thermal baths of San Giuliano, we offer a beautifully renovated farmhouse with agricultural outbuildings on a plot of approximately 80,000 m². The land—partly olive grove, partly forest, partly vineyard—is a mosaic of colors and scents that changes with the seasons, always offering new impressions.

The property is accessible via a panoramic hill road and a short stretch of white road leading to the private parking area, where only birdsong and rustling leaves interrupt the silence. A level garden path leads to the entrance of the house, where a mighty, centuries-old stone oak stands—like a guardian of time. Under its evergreen canopy, one can enjoy contemplative peace in the summer heat, while the view extends to the sparkling sea.

This is a magical place where time seems to stand still and nature and tranquility come together in perfect harmony.

On the flat part of the hill stands a typical Tuscan farmhouse, lovingly and carefully renovated, offering a magnificent view of the sea. It dates back to the mid-19th century and is located near a stream whose murmuring waters flow into the valley.

The farmhouse consists of two connected residential units with separate entrances, referred to as Unit A and B.

On the ground floor, a spacious dining area with fireplace and open kitchen invites convivial gatherings, while the study/reading room offers retreat and tranquility. Additional dining and living rooms with fireplaces add charm and elegance to the house. A wine cellar accessible from the outside ideally complements the ground floor for storing wine and oil.

Upstairs, two guest rooms with private bathrooms offer comfortable accommodation. Three main bedrooms, two bathrooms, and a multipurpose room currently used as an office provide privacy and relaxation.

Near the vineyard are two agricultural buildings with renovation potential: one single-story with approximately 40 m², the other two-story with approximately 80 m²—ideal for additional living space or creative use.

The approximately 80,000 m² plot includes forest, olive grove, and vineyard:

10,710 m² of untouched forest, home to diverse flora and fauna

58,670 m² of peaceful, well-maintained olive grove

6,749 m² of productive vineyard with good table wine

Furnishings and materials were chosen with great care: original Tuscan wooden windows and doors, warm terracotta floors, marble entrances, elegant ceramics in the living area, and wooden floors upstairs. The ceilings on the ground floor feature exposed wooden beams, travicelli, and mezzane; upstairs, suspended ceilings provide thermal insulation, and the roof consists of original wooden beams and travicelli.

Heating is provided by gas and supplemented by stoves and wood-burning fireplaces —ideal for a cozy winter atmosphere. The property is connected to the public electricity and water supply and offers modern living comfort in a natural environment.

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All about the location

The property is situated in an idyllic hillside location above San Giuliano Terme, a historic spa town in Tuscany nestled between the cultural city of Pisa (approx. 10 km) and the elegant seaside resort of Viareggio on the Tuscan Riviera. The area is among the most sought-after in the province of Pisa, known for its extraordinary natural beauty, cultural richness, and excellent quality of life.

San Giuliano Terme is renowned for its ancient thermal baths, which were already used as a retreat for relaxation during the Medici era. Today, it offers an authentic Tuscan lifestyle paired with excellent infrastructure – shops, restaurants, schools, and healthcare facilities are all within easy reach.

The hilly surroundings offer not only absolute peace but also breathtaking views of the Apuan Alps, the Arno Valley, and – on clear days – the Tyrrhenian Sea. The landscape is characterized by olive groves, vineyards, and cypress-lined roads – ideal for nature lovers and culture enthusiasts alike.

Thanks to its central location, the coast as well as cities such as Lucca (approx. 20 km), Florence (approx. 80 km), and Livorno (approx. 30 km) are easily accessible. Pisa International Airport is just 15 minutes by car, as is the A11 highway connecting Florence and Viareggio.

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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

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