Fauglia – Toscana

The Song of the Tower: Where History Looks Out to Sea

Property ID: IT262943123



PURCHASE PRICE: 2.600.000 EUR • LAND AREA: 20000 m^2

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At a glance

Property ID	IT262943123
Bedrooms	15
Bathrooms	16

Purchase Price	2.600.000 EUR
Hospitality industry	Hotels
Equipment	Swimming pool

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Energy Data

Energy information	At the time of preparing the document, no energy certificate was available.	Energy efficiency class	F

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The property





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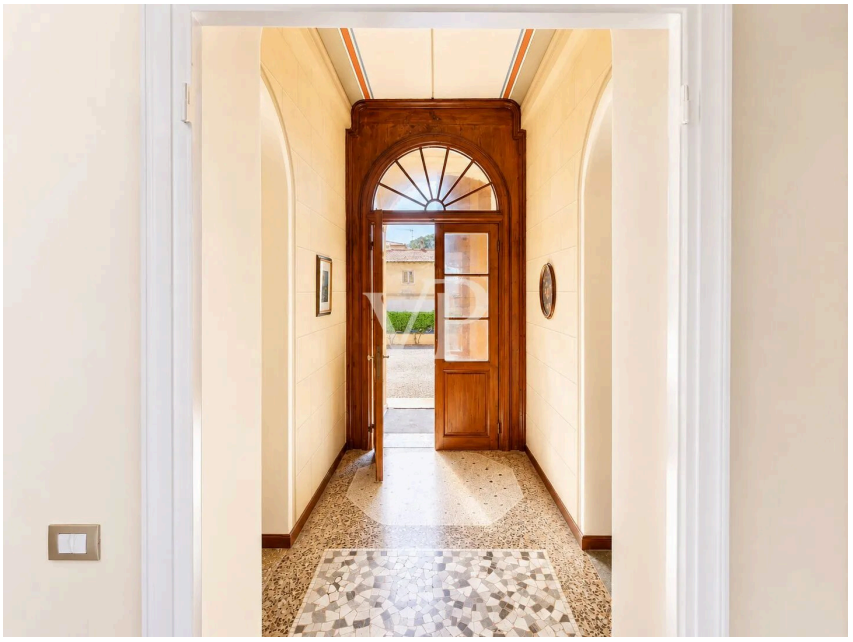
The property





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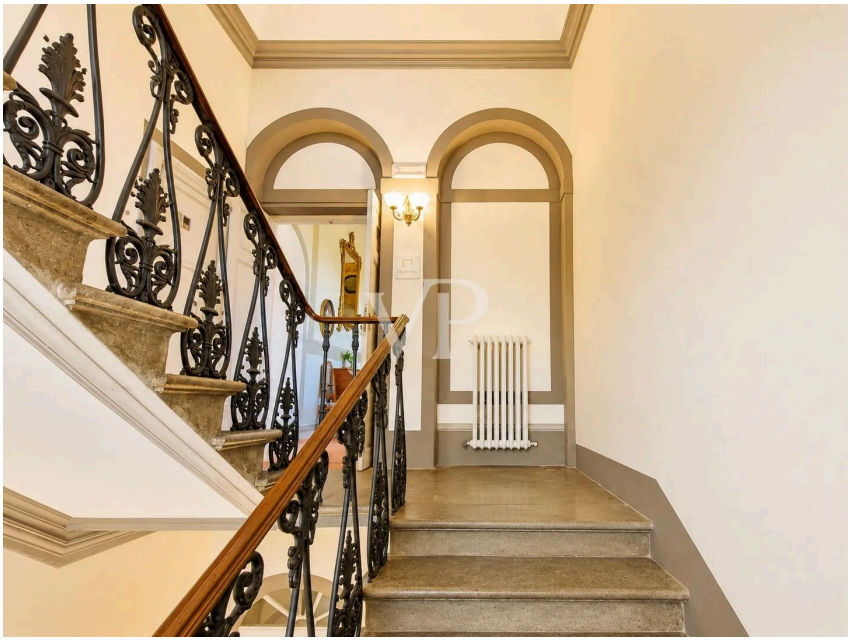
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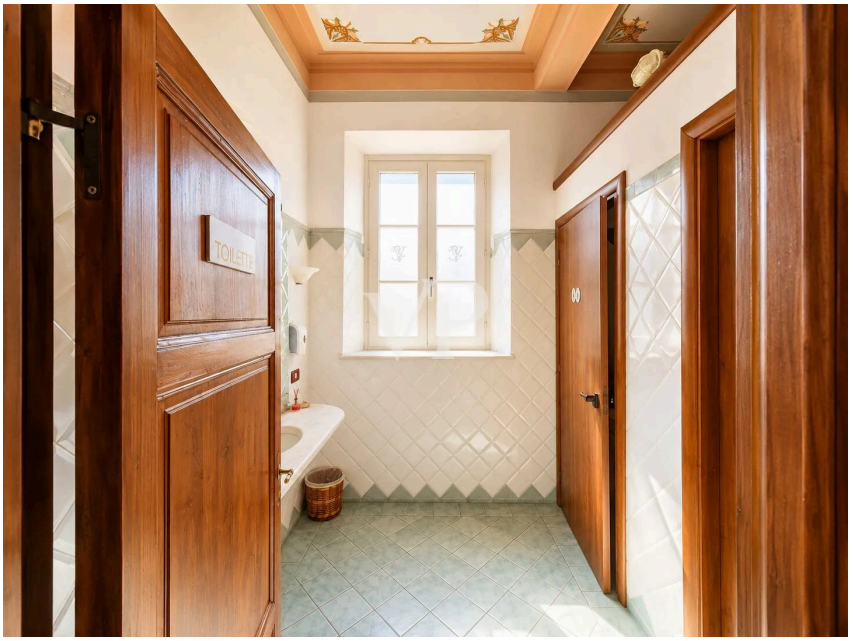




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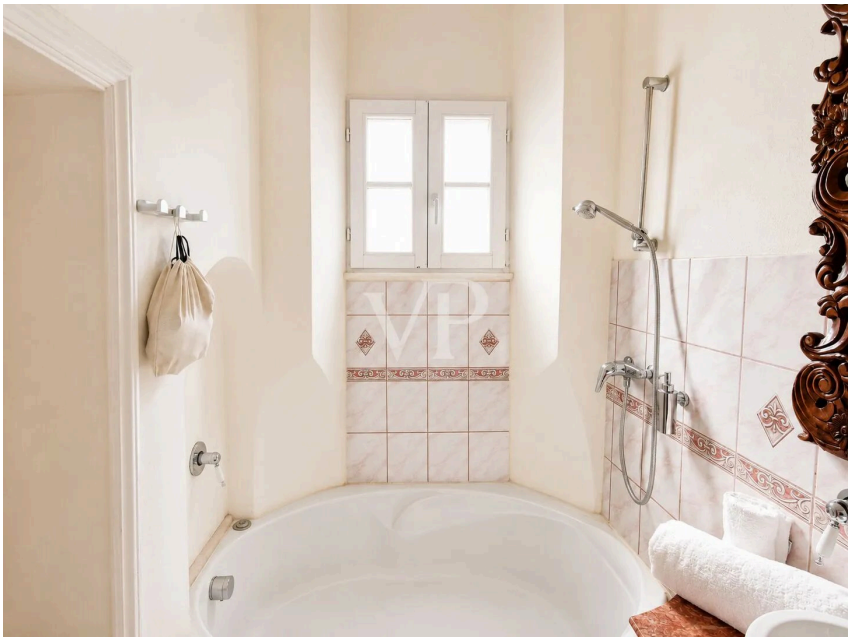
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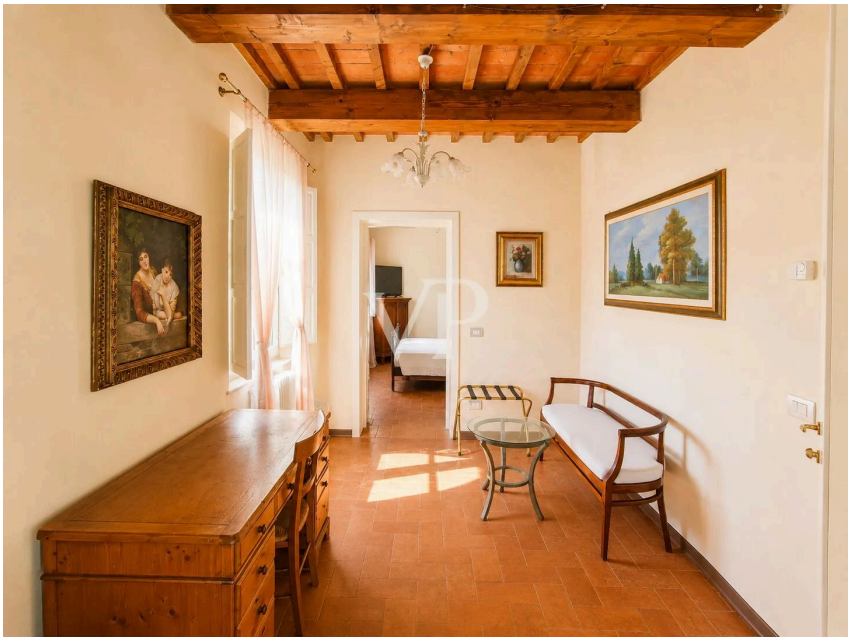
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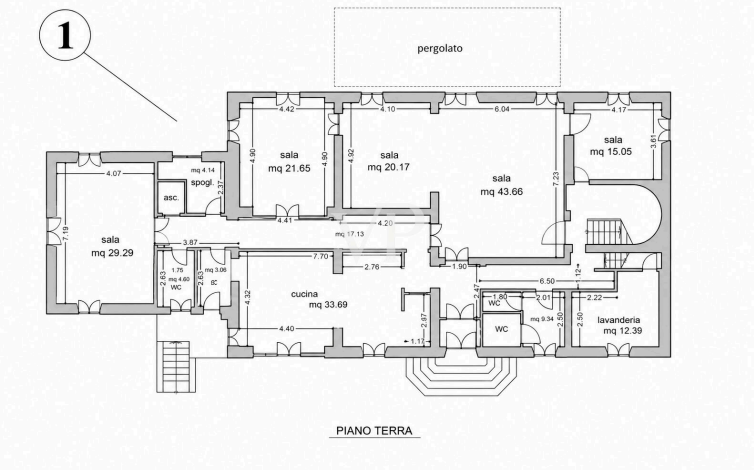
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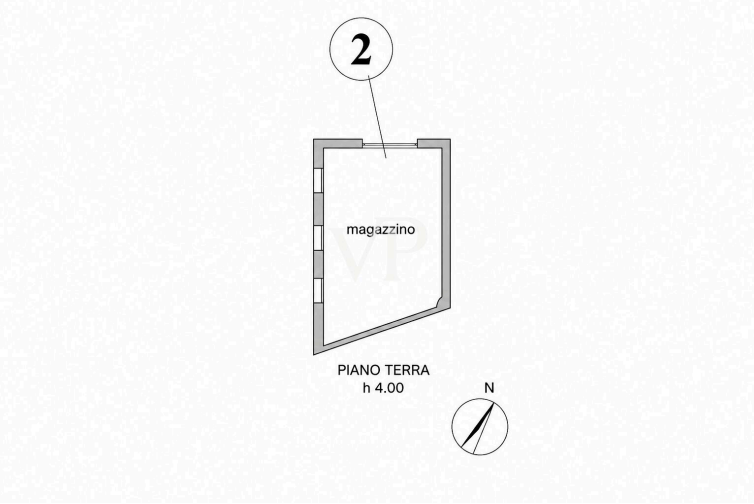


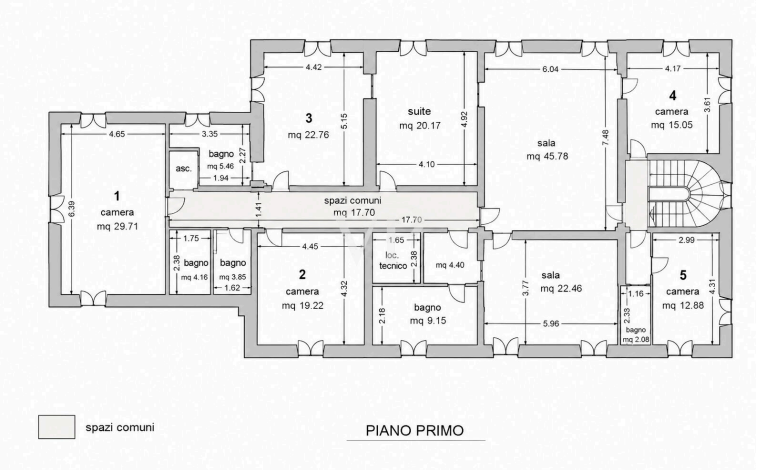


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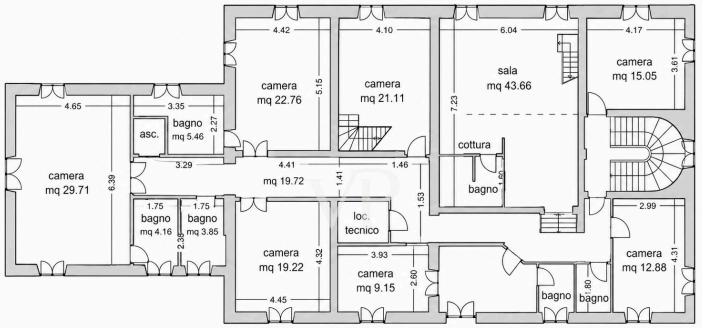
Floor plans



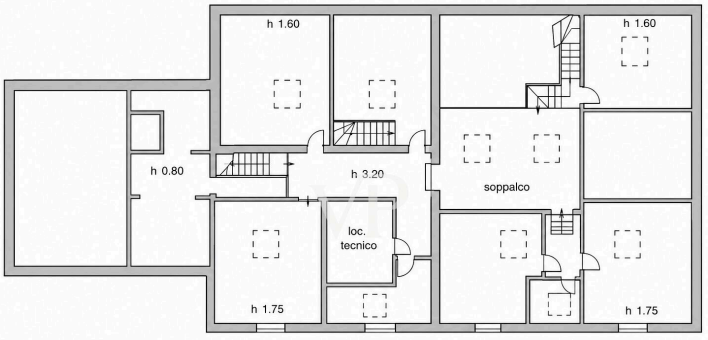




PIANO PRIMO

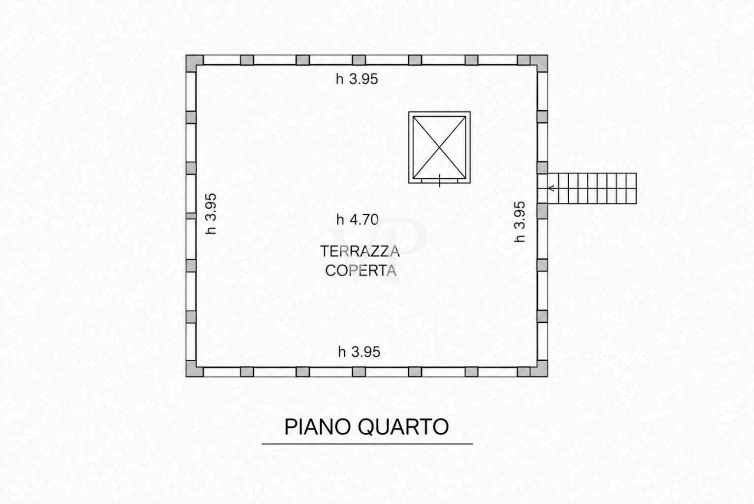


PIANO SECONDO



PIANO SOTTOTETTO

mansarda





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

In the heart of Fauglia, where the Tuscan hills form waves of earth and light, stands a residence—now used as a tourist accommodation—that seems suspended in time. Built in the mid-19th century, this historic villa is not merely a building but a bastion of elegance that dominates the landscape, with views stretching all the way to the azure horizon of the sea.

Nature's Embrace and the Passage of Time
Stepping through the gate means entering a realm of tranquility, sheltered by a centuries-old park where the tree branches whisper ancient tales. Here, the blue of the pool mirrors the sky, offering a refreshing retreat amid the scents of the Mediterranean scrub. A large pergola stretches out toward the garden: a space designed for conviviality, where every dinner becomes a ritual celebrated against the backdrop of the sunset.

Interiors of Noble Beauty
The villa unfolds like a precious tale, floor by floor:
• The Ground Floor: Once the beating heart of domestic life, today it welcomes guests into spacious, light-filled interconnected rooms, designed for the art of hospitality and dining, where the flavor of Tuscany meets architectural refinement.
• The Piano Nobile: Ascending the monumental stone staircase—or letting the elevator carry you—you reach the first floor. Here, a grand, ornately decorated salon welcomes the dreams of travelers; suites and bedrooms, guardians of regal privacy, offer refuge to those seeking enchantment.
• Extended Hospitality: The upper floors continue this journey into comfort, featuring attic apartments and rooms that exude the scent of wood and history, capable of hosting up to fifteen different stories under one roof.

A Flight Over Tuscany
But it is at the very top that the Villa reveals its most precious secret. Climbing to the fourth floor of the tower, you reach a covered terrace that seems to float in mid-air. From here, relaxation becomes pure contemplation: a 360-degree panorama where vineyards, villages, and the sea blend into a single, immense painting.

Notable Features: A residence with 15 bedrooms and 16 bathrooms, seamlessly integrated with modern amenities (elevator, double-glazed windows, swimming pool), situated at the very heart of beauty: a stone's throw from Pisa, a short distance from the walls of Lucca, and the wonders of Florence.

It is not just a property; it is an invitation to live in the heart of the everyday Renaissance.

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Details of amenities

- Garden
- Swimming pool
- Radiator heating system
- Double-glazed windows
- Elevator
- Outbuilding used for storage
- Parking spaces
- 15 bedrooms
- 16 bathrooms
- Park approximately 2 ha (20,000 m²)
- Ground floor of the villa: Energy Class E
- Upper floors of the villa: Energy Class F

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All about the location

Pisa 25 km
Lucca 43 km
Florence 90 km

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Contact partner

For further information, please contact your contact person:

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