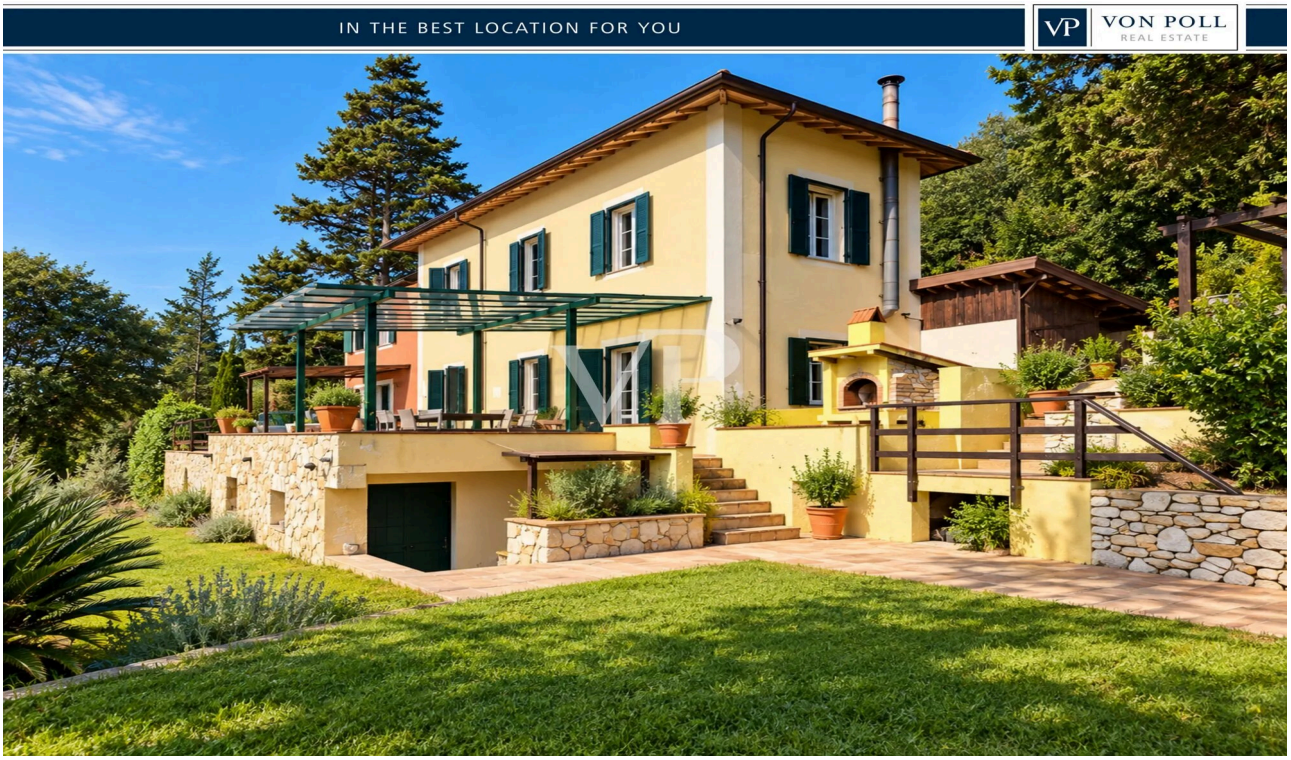
Rigoli – Toscana

Renovated farmhouse surrounded by approx. 12,000 sq. m. of land

Property ID: IT262943350



PURCHASE PRICE: 850.000 EUR • ROOMS: 8 • LAND AREA: 12000 m^2

Property ID: IT262943350 - 56017 Rigoli – Toscana

- At a glance
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Property ID: IT262943350 - 56017 Rigoli – Toscana

At a glance

Property ID	IT262943350
Rooms	8
Bedrooms	5
Bathrooms	4
Type of parking	3 x Other

Purchase Price	850.000 EUR
House	Single-family house / Detached house
Total Space	ca. 325 m²
Condition of property	Modernised
Equipment	Terrace, Fireplace

Property ID: IT262943350 - 56017 Rigoli – Toscana

Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	G

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The property





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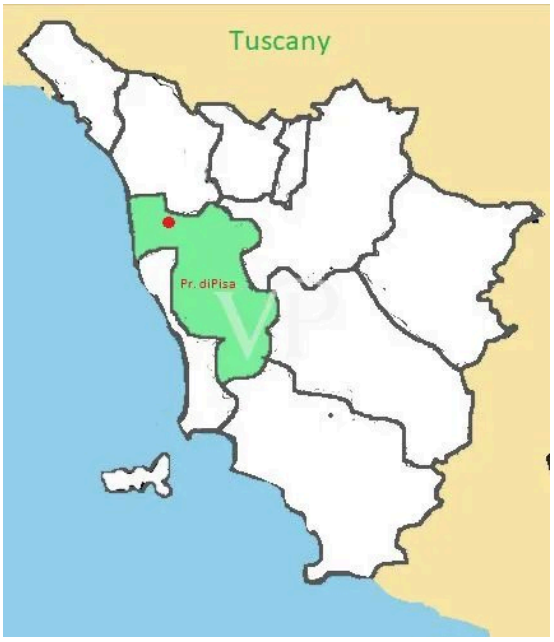
The property





Property ID: IT262943350 - 56017 Rigoli – Toscana

The property



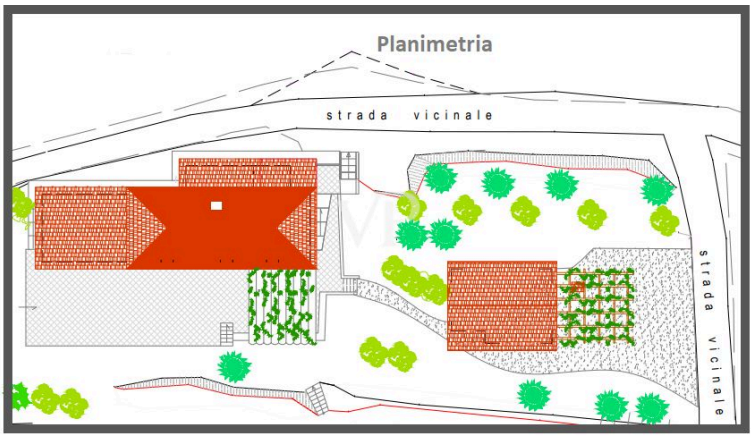
Property ID: IT262943350 - 56017 Rigoli – Toscana

Floor plans



pianta piano terra

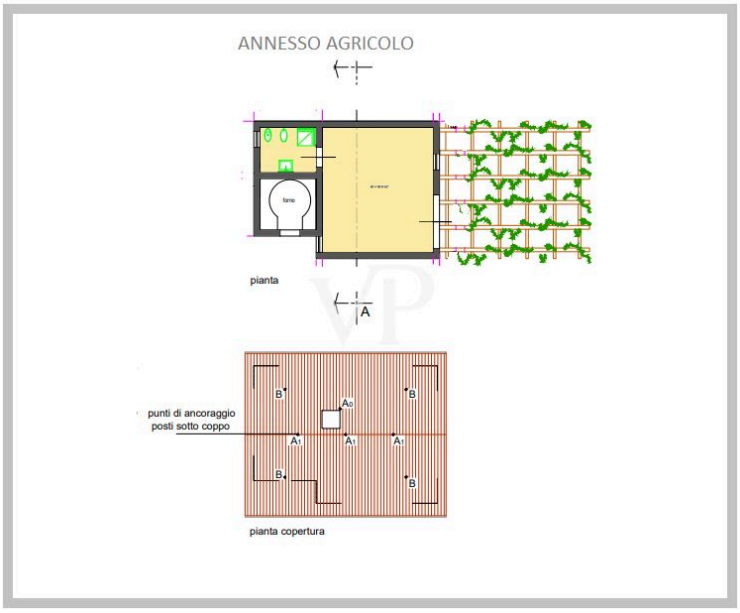
Stato Attuale

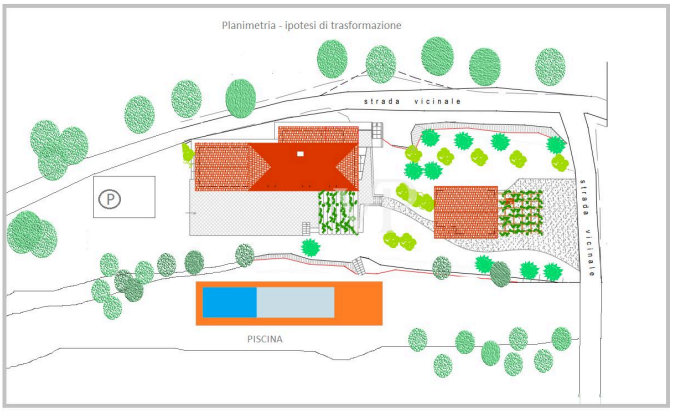


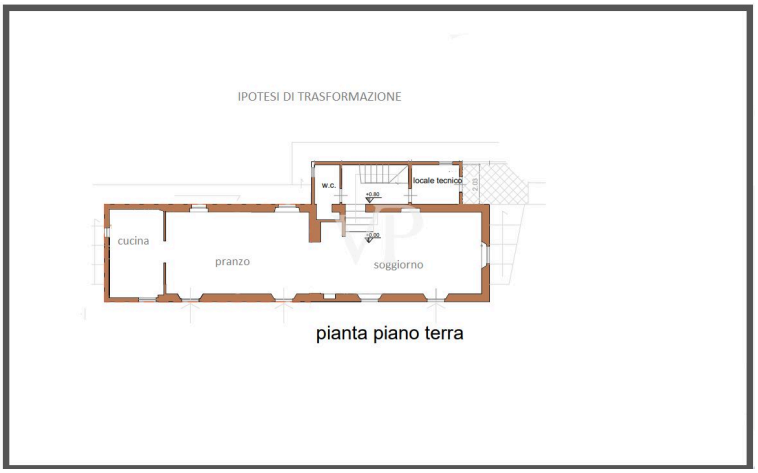


pianta piano primo

Stato attuale









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.

Property ID: IT262943350 - 56017 Rigoli – Toscana

A first impression

On the hills that protect San Giuliano Terme from the cold winds coming from the north are ancient villages and farmhouses scattered over a wide area, highly coveted by investors because of the breathtaking views ranging from the Apuan Alps to the sea and the possibility of living in close contact with nature while remaining close to the city.
Moreover, in the hills the climate is typically Mediterranean, characterized by hot, dry summers and mild, wet winters. It is in this ideal place, a few kilometers from the San Giuliano Spa, that we propose a property consisting of a beautiful renovated farmhouse with an agricultural annex, surrounded by about 12,000 square meters of agricultural land. The property is reached via a country road partly paved and for a short stretch gravel, which meanders between well-kept olive groves, and tall woods, allowing during its path panoramic views of rare beauty.

Description of the House

From San Giuliano, driving along the Lungomonte in the direction of Lucca, one intercepts a paved farm road that climbs to the top of the hill, where we find nestled on a small valley the country house proposed for sale.
The place, of unquestionable naturalistic beauty, is characterized by the thick vegetation to the north, the bare rock of Mount San Giuliano to the south, and the view of the sea that gives us poignant and unforgettable fiery sunsets.
The main building, recently renovated, is divided into two units, both very bright, with independent entrances, identified in the plan with the letters A and B, although if you want, it is possible with a modest building intervention, to make a single and prestigious housing unit (see attached project hypothesis).
Apartment A consists on the ground floor of living - dining room and toilet, on the first floor reached by internal staircase by hallway bathroom and bedroom.
Apartment B consists on the ground floor of living-dining-kitchen not habitable, hallway and bathroom, on the first floor of night entrance, three bedrooms and bathroom. Both units use a large terrace accessible from the living area paved with large stone slabs, where you can organize dinners or meetings, with friends, enjoying a unique and unforgettable view.
Adjacent to the building we also find a large oven, and a little further on the single-story agricultural outbuilding consisting of large storage room and bathroom.
Currently the building is not connected to the public aqueduct, but has a large cistern for collecting rainwater, located in the basement under the large terrace (it is possible to make an artesian well).

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Details of amenities

- Large panoramic terrace paved with stone slabs
- Wood-burning oven
- Wood-burning fireplace
- Wood-burning stove
- Large partly olive grove garden of 12,000 sq. m.

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All about the location

Some news

San Giuliano Terme is a town located in the province of Pisa, Tuscany, Italy, just 10 km from Galileo Galiei International Airport near the Tyrrhenian coast halfway between the historic art cities of Pisa and Lucca.
In addition, because of its location, San Giuliano Terme is easily accessible via Pisa airport and major regional roads, giving it an ideal starting point for exploring western Tuscany.
San Giuliano has ancient origins, dating back to Roman times, and is known worldwide for its hot springs, which have been used since Roman times for curative and thermal purposes.
No less important are the proximity of the Migliarino San Rossore Massaciuccoli Natural Park perfect for hiking, biking or horseback riding
and the town of Torre del Lago Puccini: famous for being the summer home of composer Giacomo Puccini where every summer on the lake, there are festivals and performances dedicated to his music.
As in all of Tuscany, San Giuliano also offers food and wine attractions, where visitors can enjoy characteristic meat or fish dishes accompanied by excellent local wine.

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Contact partner

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