for Sale to Santa Luce
: Campagna



200 square meters | : 4 | : 5 | : 10

On the ridge of a Tuscan hill, immersed in the silence of an oak forest, one kilometer from the medieval village of Santa Luce, we sell this former hunting lodge, transformed into a very charming stone farmhouse, which overlooks a large garden , attractive in its naturalness, with a beautiful pool, picturesque corners and farmland with olive trees in production.

Santa Luce is a town that rises on the Pisan hills where time seems to have stopped ...

Located in an area inhabited since the time of the Etruscans, near the cities of art and the Etruscan Coast, among vineyards and aristocratic olive trees, Santa Luce maintains a genuine rural tradition.

From here, the view sweeps over the valley that slopes down towards the lake of Santa Luce to reach the sea where at sunset the profiles of Elba and Corsica stand out.

This farmhouse for sale in Tuscany is spread over two floors and the turret: follow me to the ground floor and we enter the 3 double bedrooms for guests equipped with all comforts (air conditioning, mini bar ...), each with bathroom and separate entrance from the beautiful garden; the ironing room - warehouse is on the opposite side to the bedrooms, while the pretty studio room in the under stairway; now let's move to the beautiful shed not far from the farmhouse, now used for breakfast at the B & B; It is the turn of the first floor ... we climb together the external staircase, typical of Tuscan farms, with the panoramic terrace (a table and four comfortable seats are waiting for you to enjoy tasty breakfasts).

Here we are entering the private apartment where we are greeted by the charming living room with fireplace and dining area in front of

the panoramic windows towards the valley ... the pretty kitchen is right next door, small but very well equipped !! Now back to the front door to see the bathroom, the master bedroom and, through the internal stairs, we reach the tower used as a bedroom for guests ... what do you think? what a charm this Tuscan farmhouse !!!

The surrounding farmland, in one body, measures 1.5 hectares and gives you the opportunity to produce your own Tuscan oil and label it with your name.

All of the farm's facilities have recently been redeveloped: air conditioning and heating are in all areas, so all you need to do is live there right away !!!

The current property uses the house as a B & B with private residence, but you can live it as you wish ... as a private home (first home, home for your holidays in Tuscany), or renting it to a single family or a small group. ..all the property I mean! And get really satisfying earnings !!!! The rental agencies of the sector will be bent over backwards to have you in their portfolio !!!

Ah, I remind you that the sea of Castiglioncello and the white beaches can be reached in 20 minutes, the airport of Pisa for your foreign clients in 35 minutes while the one in Florence in just over an hour.

Call me at 3421248043 to fix a visit, I'll wait to help you crown your Tuscan dream !!!

Certifications

: G	: 160 kwh/m²

Property details

---> Codice <---: 177	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Santa Luce
---> frazione <---: Campagna	**---> Prezzo_Richiesto <---**: € 790.000
---> Totale_mq <---: 200 square meters	**---> camere <---**: 5
---> bagni <---: 4	**---> Locali <---**: 10
: 2	: 1800
: 20.000 meters	





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