

## **for sale in Lajatico** **Price on Application** **Ref. 626**



**1.520 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 12**

In the countryside of Lajatico, a small village in the heart of Tuscany, close to the winery for sale bar Rocky fortress. Despite being a small town inside the Valdera, Lajatico offers an international reputation thanks to the tenor Andrea Bocelli, which annually holds his lyric concert at the teatro del Silenzio, a marvellous natural amphitheatre nestled in the rolling hills.

Lajatico is 45 minutes from Pisa international airport, 20 minutes from the nearest railway station and from the highway, an hour and a half from the marvellous Siena, Florence and Versilia, while the nearest beaches are just 45 minutes by car. The company is reached via paved road approximately 2 km from the town centre and 4 km of gravel road.

It consists of a building of 1200 sqm on the rough where it was approved a project to build 12 apartments tourist-related. The water has already been brought on site.

Always at the service of the company, the Town Council has approved a project to build a cellar of 900 square meters of an outbuilding of 250 sqm.

The sale includes 226 hectares of land of which only 80 are fenced and precisely: 5 hectares (Sangiovese red), 220 ha of forest, olive groves and 0.5 0.5 ha ha of orchard. Together with the company you can buy typical Tuscan farmhouse with swimming pool situated in a dominant position with panoramic view over the surrounding countryside and the rock of Pietracassia.

320 m2 villa has two floors and the ground floor consists of: double living room, kitchen, utility room, bathroom, boiler room and outside boasts of portico with laundry area; on the first floor instead, reached via an internal staircase are the

suite with bathroom, study, kitchen, closet and more 4 en-suite bedrooms. Gpl heating and solid fuel boiler.  
Outside the farmhouse has a garden and terrace with swimming pool.

## Certification

**Energy Class:** C

**EPI:** 62.5 kwh/□

## Features

|                          |                                  |
|--------------------------|----------------------------------|
| Code: 626                | Reason: Sale                     |
| Address: Lajatico        | Zip Code: 56030                  |
| Municipality: Lajatico   | Total Square Meters: 1.520 sq.m. |
| Bedrooms: 5              | Bathrooms: 5                     |
| Rooms: 12                | State of Preservation: Discreet  |
| Level: Multi-Storey      | Heating: Heating                 |
| Garden: Private, 2 sq.m. | Kitchen: Regular Kitchen         |
| Tv Antenna : Autonomous  | Porch                            |
| Tv SAT : Autonomous      | Closet                           |
| ADSL Coverage            | Fireplace                        |
| Telephone System         | Wiring : By Law                  |
| Shower                   | Wooden Window Frames             |

## Nearby

|                    |              |
|--------------------|--------------|
| Football Fields    | Playgrounds  |
| Public Transport   | Kindergarten |
| Elementary Schools | Schools      |
| Cafe               | Post Offices |
| Municipal Offices  |              |





