

Pisa – San Giuliano Terme

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

Property ID: IT254152067



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PURCHASE PRICE: 1.400.000 EUR • LIVING SPACE: ca. 515 m² • ROOMS: 11

Property ID: IT254152067 - 56122 Pisa – San Giuliano Terme

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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	1.400.000 EUR
Commission	Subject to comission
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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A first impression

On the hills of San Giuliano Terme lie ancient villages and farmhouses scattered across a vast territory—true gems immersed in a landscape of extraordinary beauty. These locations, sought after by the most astute investors, offer breathtaking views ranging from the majestic Apuan Alps, with their snow-capped peaks and sparkling marble walls, to the sea, where the sun seems to dive into an embrace of light and color. Here, where nature reigns supreme, the climate is typically Mediterranean, with hot, dry summers and mild, humid winters scented with earth and dry leaves. In this enchanted place, just a few kilometers from the ancient thermal baths of San Giuliano, we offer you a beautifully renovated farmhouse with agricultural outbuildings, immersed in a large plot of land of about 80,000 sqm (8 ha). The land, partly olive grove, partly woodland, and partly vineyard, is a mosaic of colors and scents that change with the seasons, always offering a new discovery and a new enchantment. The property is reached by a panoramic public hill road and a short stretch of white road leading to the private parking area, where the silence is broken only by the singing of birds and the rustling of the wind through the leaves. From here, a flat path through the garden leads us to the entrance of the house, where a centuries-old holm oak tree stands tall, like a guardian of time, offering shade and shelter to visitors. Under its thick evergreen foliage, during the hot summer months, one can spend contemplative moments while the view caresses the distant sea, which seems to shine like a diamond set in the golden light of the sunset. This is a magical place where time seems to have stopped, and where the beauty of nature and the tranquility of the place merge in a perfect embrace. On the flat part of the hill, where nature paints itself in ever-changing colors, stands a characteristic Tuscan farmhouse carefully and passionately renovated, with a breathtaking sea view, built in the mid-19th century near a stream whose gurgling waters rush swiftly down the valley. The farmhouse is divided into two communicating housing units, with independent entrances, identified as A and B. On the ground floor, a large dining room with fireplace and open kitchen invites sharing moments of joy and conviviality, while the library-study offers a refuge for lovers of reading and reflection. Another dining room with fireplace and an adjacent small lounge add a touch of elegance and refinement, while the living room with fireplace is the ideal place to relax and enjoy the company of loved ones. A cellar accessible from the outside completes the ground floor plan, offering a space for storing wine and oil. Upstairs, two guest rooms with bathrooms offer a warm and comfortable welcome, while the three master bedrooms with two bathrooms and a multipurpose room currently used as a private study are the realm of privacy and relaxation. Near the vineyard, two agricultural buildings await renovation to restore them to their former glory. The first, with a single floor and an area of about 40 sqm, offers various possibilities for use, while the

second, on two floors and with an area of about 80 sqm, represents an opportunity to create additional living space. The property also includes a vast plot of agricultural land of about 80,000 sqm (8 ha), divided between woodland, olive grove, and vineyard. The woodland, with its 10,710 sqm, is an oasis of unspoiled nature, where trees grow luxuriantly and wildlife finds refuge. The olive grove, with its 58,670 sqm, is a garden of peace and serenity. The vineyard, with its 6,749 sqm, is a place for producing good table wine. The finishes and systems of the house have been made with care and attention to detail; the internal and external fixtures are original Tuscan wood, the terracotta floors, with their warm and natural tones, create a welcoming and rustic atmosphere, while the marble-paved entrances offer an impression of luxury and refinement. The ground floor living room, paved in ceramic, features an elegant design, while some rooms on the first floor, paved in wood, add a touch of warmth and naturalness to the interiors. The ceilings on the ground floor are original with beams, rafters, and bricks; on the first floor, to avoid thermal dispersion, a false ceiling has been made; the original roof is in wooden beams and rafters. The heating system is gas, integrated with stoves and wood-burning fireplaces that offer a warm and welcoming atmosphere during the winter months. The house is also equipped with drinking water from the public aqueduct and electricity, thus ensuring all the modern comforts necessary for a relaxed and pleasant life.

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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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