

Ripafratta – Toscana

## Historic villa

Property ID: IT242941695



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 310.000 EUR • LIVING SPACE: ca. 400 m<sup>2</sup> • ROOMS: 5

Property ID: IT242941695 - 56017 Ripafratta – Toscana

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Contact partner

Property ID: IT242941695 - 56017 Ripafratta – Toscana

## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT242941695 |
| Living Space         | ca. 400 m²  |
| Rooms                | 5           |
| Bedrooms             | 4           |
| Bathrooms            | 2           |
| Year of construction | 1800        |
| Type of parking      | 2 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 310.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 500 m²            |
| Equipment      | Fireplace             |

Property ID: IT242941695 - 56017 Ripafratta – 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. |



Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

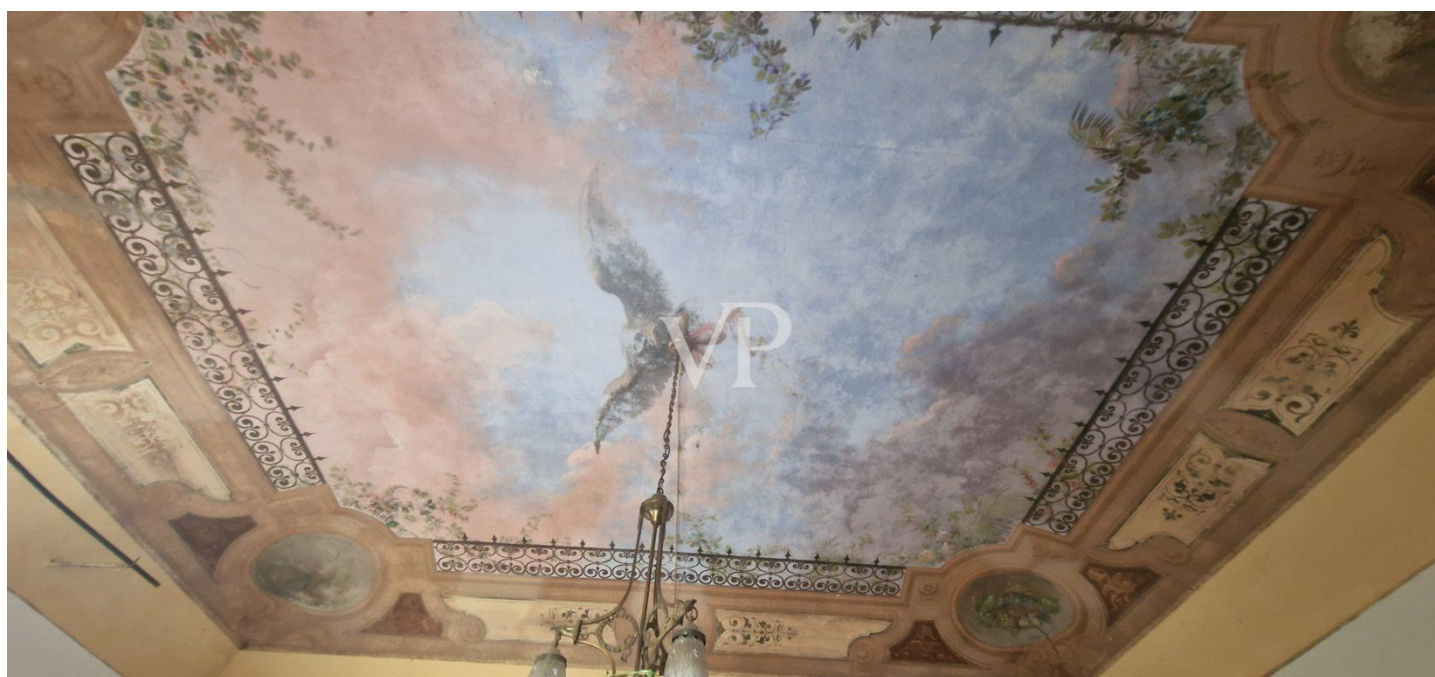
## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

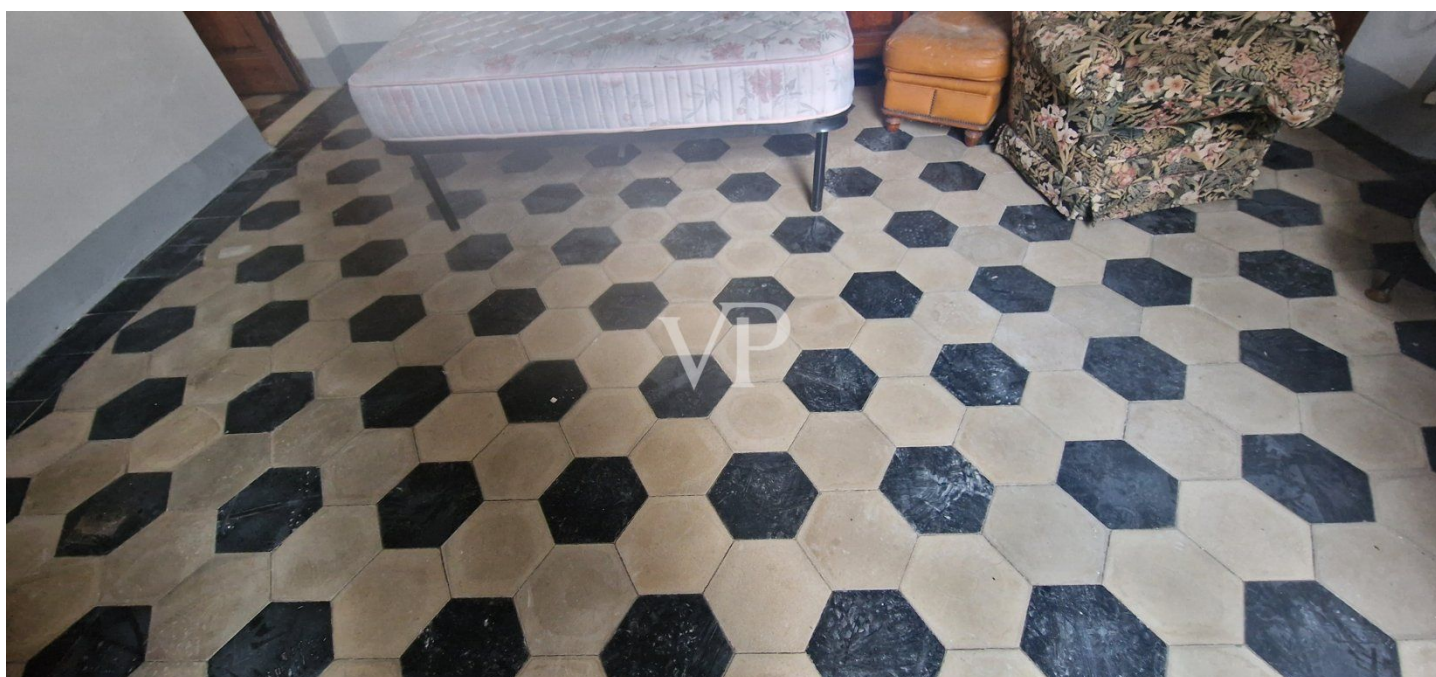
## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

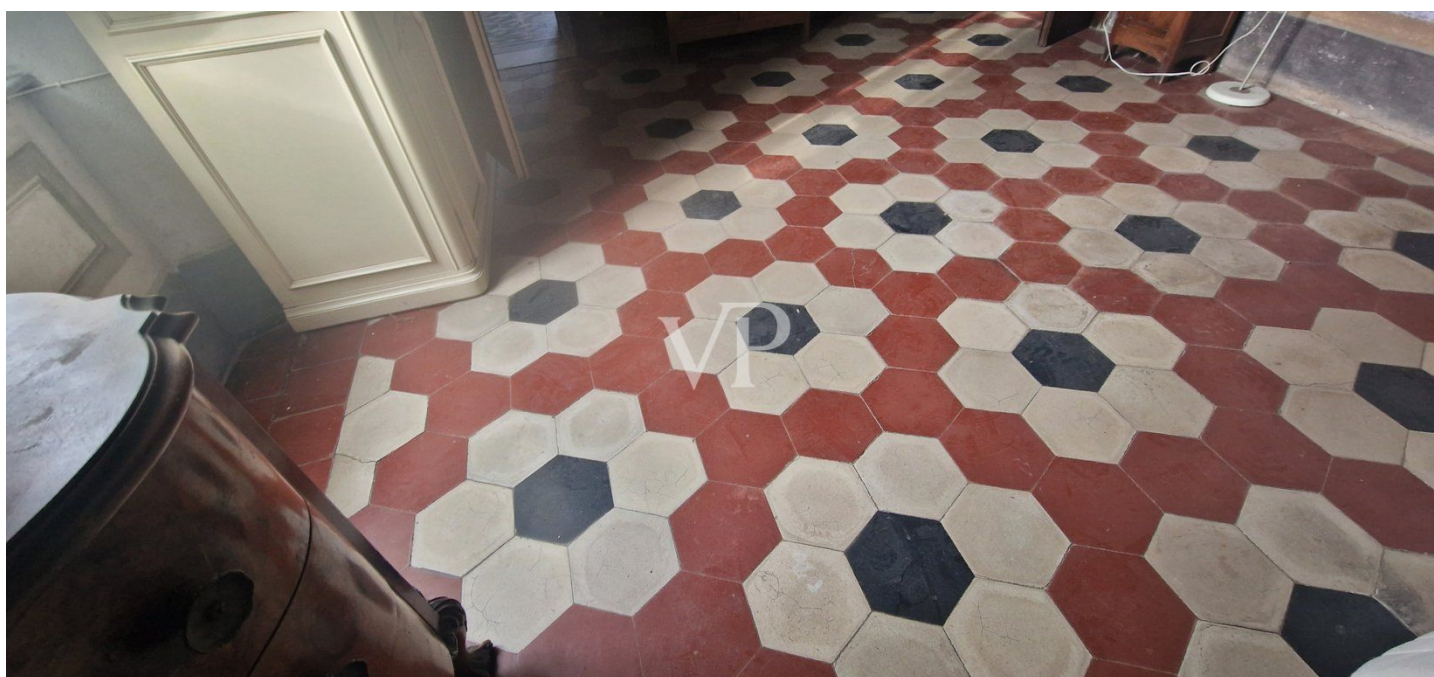
## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property



Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

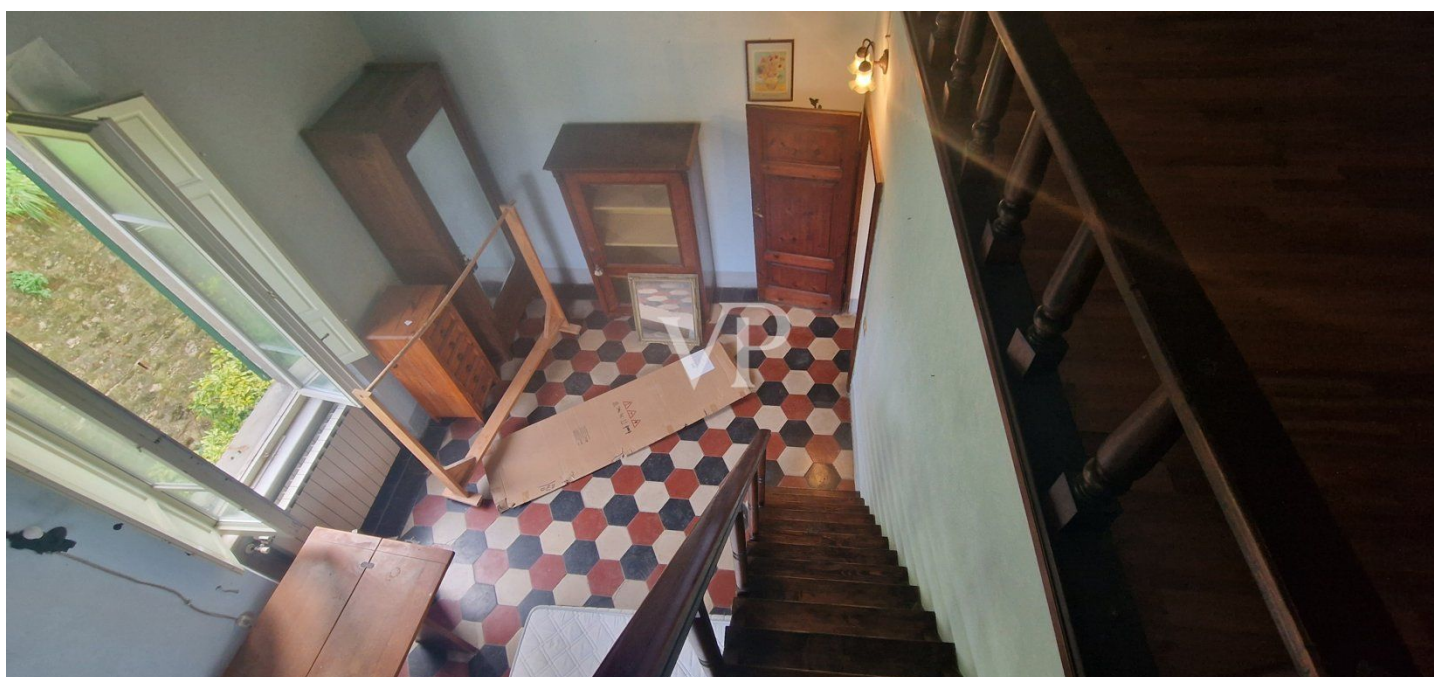
## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

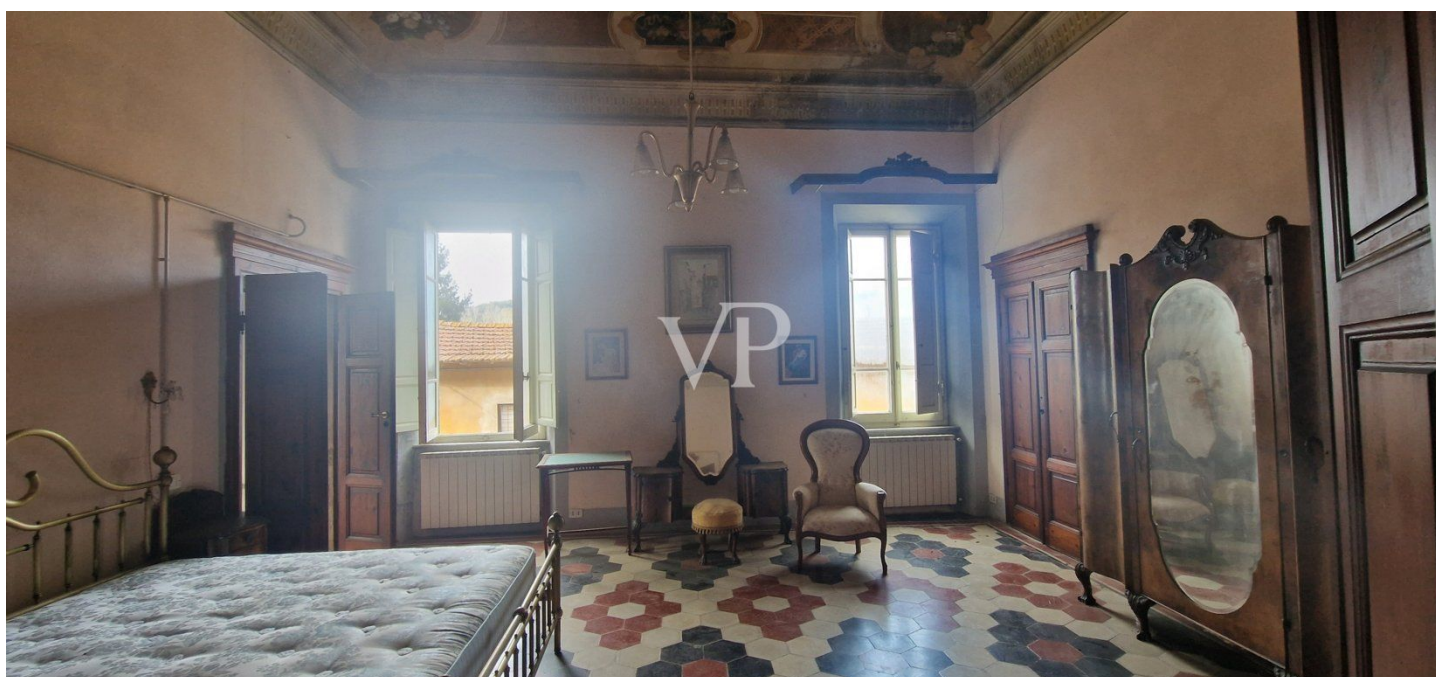
## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

## The property





Property ID: IT242941695 - 56017 Ripafratta – Toscana

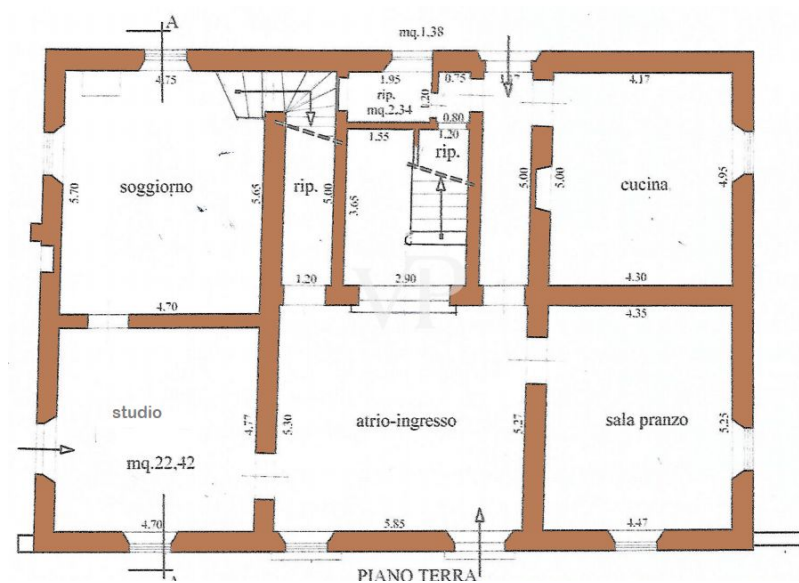
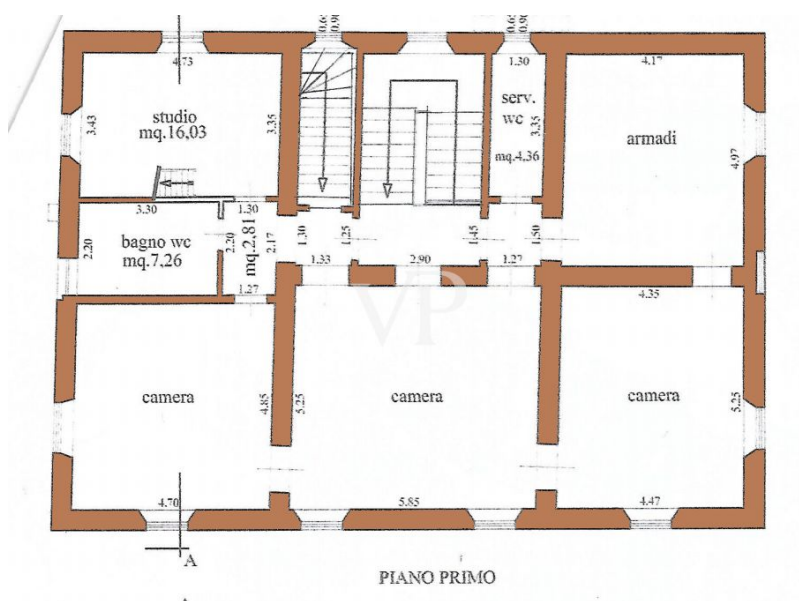
## The property

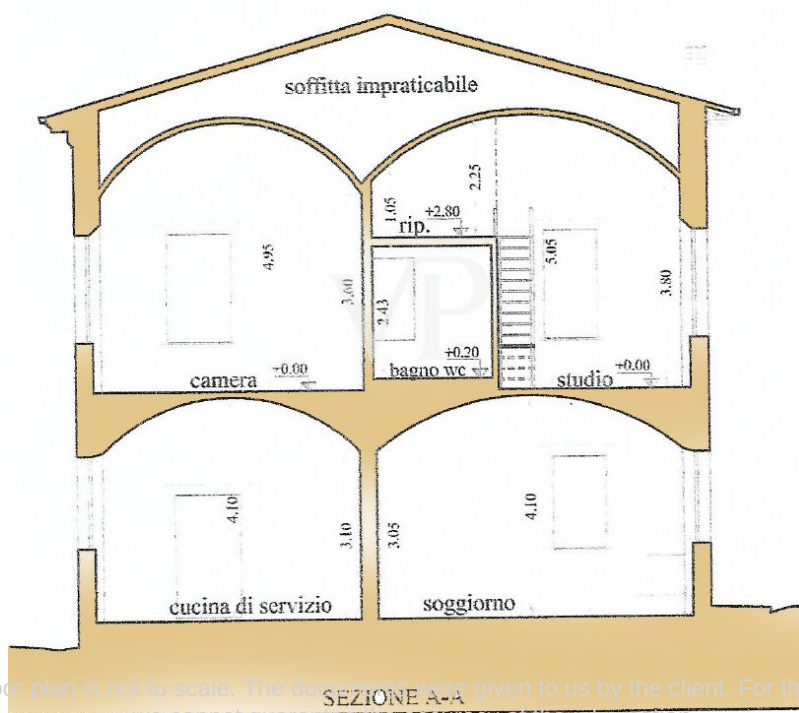
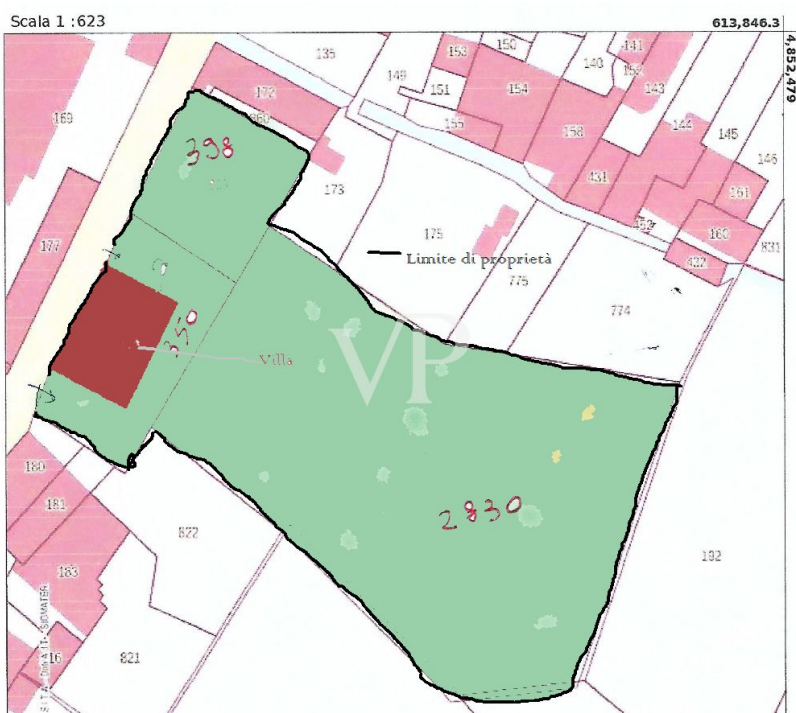




Property ID: IT242941695 - 56017 Ripafratta – Toscana

## Floor plans





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: IT242941695 - 56017 Ripafratta – Toscana

## A first impression

From San Giuliano capoluogo ,distant from the Pisa airport 15 km, driving along the lungomonte in the direction of Lucca ,we encounter numerous historic residences once inhabited during the summer months by noble Pisan families, past the castle of Rigoli where at the time of the Pisan republic the meeting between the Pisan ambassador and his Lucca counterpart took place before the battle of Lucca, recalled by Carducci in his very famous poem Faida di Comune, we meet the ancient village of Molina di Quosa ,continuing with the mountain on our right and the Serchio river on our left we take a tree-lined road that accompanies us up to the Romanesque Pieve di Pugnano and a little further on near the medieval fortress of Ripafratta we meet the historic villa proposed for sale with the main facade facing the public street.

Passing through the automated gate we enter the parking area, from here to the partly terraced garden that surrounds and protects the house on the remaining three sides. The villa in a fair state of preservation is on two levels for a total area of about 400 square meters. The ground floor is accessed by two entrances , one of which serves the kitchen located on the north side of the building ,( in front of the cave once used for food storage), the other entrance located on the south side . The main entrance leads to the central hall connecting with the dining room ,the kitchen , the study with adjoining living room , the utility room and the main stone staircase that connects us with the second floor , which can also be reached by a wooden service staircase departing from the ground floor living room . On the first floor we find four double bedrooms a study with loft, and two bathrooms both with windows

Details :

Rectangular floor plan with long side in the east-west direction.

Structure of mighty load-bearing masonry, decorated vaulted ceilings.

Ground floor floors in grout ,first floor floors in original tiles of the period

Little overhanging eaves typical of buildings of the period, characterized by stone frieze under eaves and

terracotta corbels on which the projecting part of the roof rests.

Stone quoins around doors and windows

Wooden fixtures original to the period

2 bathrooms

Total area sqm 400

Park surface sqm 1500 approx.

Property ID: IT242941695 - 56017 Ripafratta – Toscana

## All about the location

San Giuliano Terme is a town located in the province of Pisa, Tuscany, Italy, just 10km from Gailile 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 the main 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

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, much sought after by investors, for the breathtaking views ranging from the Apuan Alps to the sea and for 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 Baths of San Giuliano that we offer a property consisting of a beautiful renovated farmhouse with agricultural annex, surrounded by about..... ha of agricultural land .The property is reached via a country road partly paved and for a short stretch gravel, which meanders through well-maintained olive groves, and forests of tall trees, and durante its path offers us the view of Pisa and the al Mare.



Property ID: IT242941695 - 56017 Ripafratta – Toscana

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1, 20122 Milano  
Tel.: +39 02 6206 9360  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)