

# TOSCANA ONE 2022

THE BEST PROPERTIES OF THE **COUNTRY AGENCY** OF TUSCANY



## CHOOSE YOUR AREA

From Valdera to Valdicecina through the hills of Santa Luce and the coast of the Etruscans

## CHOOSE YOUR TYPE

Farmhouses, villas, apartments, villages: independent, semi-independent, gardens, swimming pools

## CHOOSE THE PRICE

A wide range of prices that allows you to find your Tuscan "dream"

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## Editorial

*The vision of something that does not exist, the spark that makes you set in motion...*

*I have always loved the countryside, my origins come from there: my father has been a real estate broker since the 50s of the last century in a Tuscan village, at that time lost, houses and land. After years of real estate apprenticeship in the city started way back in 1985, I feel the inspiration.*

*The 2000s, dynamic years of international customers, farmhouses, villas and apartments in historic villages, I see, then, that our buyer customers ask for professionalism and services (the works to follow, interior designer, property management, etc.).*

*I idealize an agency that can give all this: I imagine it as big as Tuscany, so in 2017 it was born the embryo of this idea, I meet special people who share it, people who are now part of this wonderful team.*

*A team that is growing day by day and that, day after day, thanks to these wonderful collaborators has new customers, new homes and new Tuscan hills to promote.*

*I feel that what was then only imagined is becoming reality, a better reality where passion and love for our work and for our customers coexist.*

*Roberto Fabbri*

Founder and CEO  
Toscana One





## Team

Different personalities and all the skills necessary to give optimal customer service.

Taking care of houses in the Tuscan countryside is our story: although we are not all Tuscan, we all have this land in our hearts, which has become "our" home.

We know its value, its potential, its hidden corners, the people who live there. It is with the enthusiasm of those who feel privileged to live in a specific place that we will take you to

discover small villages, remote houses, cities of art to help you understand where your future home will be.

The services we offer encompass many sectors in order to leave you free to think only about enjoying your new home and the panorama.

*Roberto, Emilie, Barbara, Federica, Angela, Marina, Leonardo, Daniela, Elisa*

# About us

## Roberto

CEO

«There is no heart without a home and there is no home without a heart» (R. FABBRÌ)



Son of art, my father already a real estate broker since the middle of the last century, I entered one of the most important real estate agencies in Livorno at the age of only 19, just graduated. A long career that led me from the work of acquisition to that of agency manager, up to found, in 2005, Immo One which over the years has become one of the most important real estate companies in the city and province of Livorno, also operating in the foreign market and important and prestigious real estate transactions both locally and abroad. The decision in 2018 to found Toscana One, reserving its business exclusively for the Tuscan countryside market for the foreign and north-Italian market, envisaging, in a visionary way, the rush to purchase real estate in Tuscany following the Pandemic from Covid.

## Federica

Customer Care Manager

«Take life lightly, that lightness is not superficiality, but gliding over things from above, not having boulders on your heart» (I. CALVINO)



Originally from Campania but born in Tuscany, I have developed a deep bond with the world around me since childhood, telling about it and telling myself through photographs. Listening to and meeting people from different cultural backgrounds has always fascinated me and allowed me to discover worlds different from mine. The love for the English language and for interior design led me almost by chance to the Toscana One back office where I managed to combine these characteristics of mine by creating and editing photographic contents for social networks and for the site and listening to the needs of international clients by helping them find the home of their dreams!

## Angela

Marketing and organization manager

«The important thing is not what you find at the end of a race but what you feel while running» (G. FALETTI)

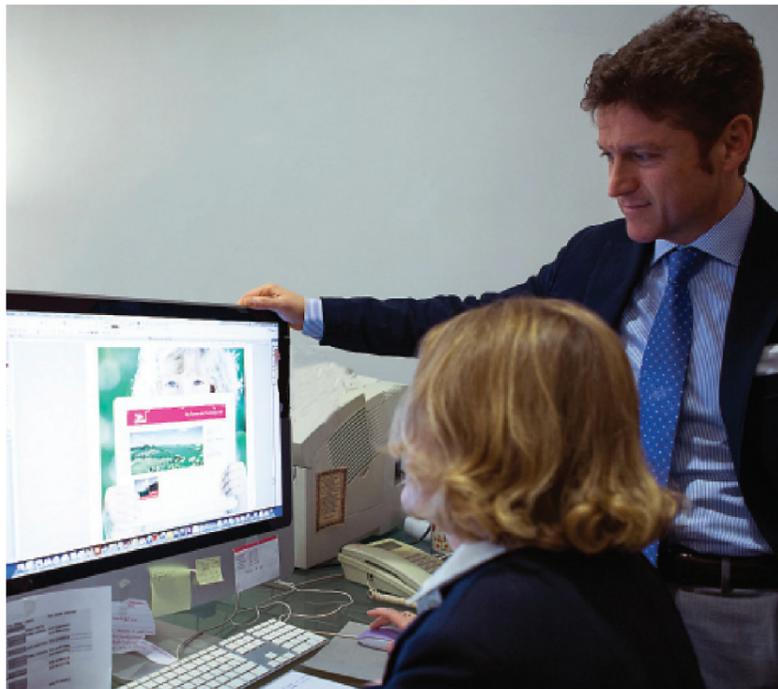


Houses have always fascinated me since I was a child and for ten years they have become my job, where I have combined my thirty years of experience as editorial graphics and the real estate market. Behind every house there are "people" and "stories" and knowing how to listen to them helps me to find effective marketing. The Tuscan countryside, its colors, its flavors, its scents and its people, is my escape route and recharge when I feel down.



The Tuscan countryside.  
Pure enchantment, crisp colors  
and sharp outlines. And somewhere  
a village in the hills  
that makes your eyes shine. (F. CARAMAGNA)

# About us



## Emilie

*International Market Manager*

«Happiness is not acquired and does not reside in appearances. Each of us builds it every moment of his life with his heart»

(PROVERBIO AFRICANO)



I am French (Provençal) but I have lived in Tuscany for more than 20 years where it was love at first sight! I have a degree in International Commerce, I have worked for many years in the world of luxury for one of the most prestigious wineries in Bolgheri, looking after foreign clients, but dreaming of working in real estate. Then I finally had the courage to jump into this and it was really the right choice because I love my job so much: I find it fantastic to accompany people in the realization of one of the most important projects of their life: buying the house of their dreams in Tuscany! I am passionate about gastronomy and wines, interior decoration and antiques, design and art. I love meetings and can't wait to get to know my next client to let him discover the beauty of this land and... make him stay forever!

## Barbara

*International Market Assistant*

«The only way to do a great job is to love what you do»

(S. JOBS)



Born to a Venetian mother and a Sicilian father, I chose Tuscany as the ideal place to live. Since I was a child I have always been fascinated by different cultures, by travels and curiosities for the traditions that every place keeps, always accompanied by my camera. I love being in contact with people and I have always chosen jobs that allowed me to take care of relations with the public even in the international sphere, and intermediary roles not only by translating the language but also by conveying the mentality and characteristics of the people I put in contact with each other. I like listening to the experiences of those around me. In Toscana One I found the right combination to express my attitudes and an environment that enhances the talents and potential of the collaborators

## Leonardo

*Property Finder*

«Tuscany is a magical landscape where everything is kind around, everything is old and new» (C. MALAPARTE)



I like to live outdoors, take long walks in the countryside, I feel at ease in nature and the Tuscan countryside is the ideal setting for my lifestyle. The countryside allows a qualitatively better life, without stress that makes you appreciate nature during its different seasons, recovering the memory of traditions. Letting your thoughts go among the colors of the hills and the scents of the countryside gives you a feeling of freedom that only here you can find and is priceless.

# Daniela

Property Finder

«If you feel tired and you need to find yourself, wash away your doubts, there is no better place than autumn in Tuscany»

(O. FALLACI)



A true citizen of Rome, stressed by the city, karma pushed me to Tuscany. A fascinating, reassuring, harmonious, naturalistic, indigenous land. Here I found my dimension of life, I chose to have my daughter born in Livorno, a city of sea, sun and rocks. I love Tuscany: perfect climate, sea, hills and beautiful mountains! The Tuscans? True, sincere, raw like their land. What to say: in the right place at the right time.

# Elisa

Property Manager

«...the house is not a place, it is a state of mind ...» (IRVIN D.YALOM)



I was born and live in Lajatico, a small Tuscan village in the province of Pisa, where I grow up my wonderful family with 3 children. Immediately after graduating from a three-year degree in interpreters and translators, I enter the family business where I manage, all-round, the farm and the restaurant for many years. I take care of welcoming guests for a long time to the point of making it my mantra and looking for a way to always do it in my working reality. I become a property manager and dynamism, hospitality and comparison with other cultures have become the pillars of my profession that I continue to do with a lot of passion.

# Marina

Back Office

«Dreams need to see that we are courageous» (F. VOLO)



Since I was a child I have loved the countryside and its suggestive landscapes. Over time I became passionate about interior design and graphics, even if this has not stopped my desire to know the law and defend people's rights, which is why I currently study Law. Today at the age of 21, interior design remains something in the drawer of the B plans, and as a great wine lover, the Tuscan countryside is always the best stop to choose.

# Our history

«In 1957, my father Sesto, kissed by the sun, drove his Guzzi motorbike in the dusty roads of the Tuscany hills between Pisa and Livorno, looking for amazing country houses to sell to people who wanted a second house in the countryside. As every good real estate agent, he noted every name and telephone number of all the property owners he visited. No one could ever imagine that from the '80, when German and Swiss people discovered the beauty of the Tuscany countryside, the value of that houses would be increased tenfold. My father passed me down a strong passion and love for this job and for every person who trust in me and in my team, for buying and selling a property in Tuscany» (cit.)

## SESTO FABBRI AND HIS PASSION: A FAMILY TRADITION THAT BECAME A SUCCESSFUL COMPANY

After more than 20 years in the world of real estate brokerage with Immo One, we created a new brand specifically dedicated to farmhouses, villas and country house in the breathtaking scenery of the Tuscany countryside. We match the classic brokerage activity with rent and property management and quickly promoting national and international sales. At that time, all the potential customers came from near cities, desiring a country house where they could relax, stay outside the chaos and live a full immersion in the green countryside. After the WWII nobody wanted to live in the countryside more and there were so many opportunities for those who were able to tracked them down: that taste of beauty that distinguishes Tuscany people, together with a strong desire to bring the houses to its former glory and the work is done! A hundred of abandoned villas were waiting for

someone who could renovate them for selling to someone who could appreciate their beauty. More than 20 years later, when German and Swiss people discovered Tuscany natural beauty, the value of that houses increased tenfold, transforming them in luxury properties. My father passed me down a strong passion for my work, but most of all, he taught me how to love people, helping them to sell or buy their home and giving them a trusted service. A customer is someone who places a property in our hands and all the expectations must be observed. This is the most important value for a real estate agent: being trusted by our own customers.





## Network

**Livorno, Pisa, Castellina, Volterra, Orbetello**

We are convinced that the real estate market in the Tuscan countryside requires qualified, professional and local operators. The traditional agency, even if well structured, can hardly satisfy the domestic and foreign customer who requires more and more farmhouses or prestigious properties located in macro-areas of even 2 or more provinces in our region.

Toscana One is a constant collaboration between agents and operators assisted by our team. We carefully select our partners who will have to share our same ethical and professional ideals to provide our customers with the widest choice of properties.

Toscana One is the container of selected local agencies, which offers the best and a new quality standard in terms of professionalism, competence and seriousness.

Thanks to this network of professionals, we carefully look after the customer who sells his property, increasing the possibility of speeding up sales times by intercepting a wider clientele.

Among our affiliates: Immobiliare Grandi, Fiaschi Immobiliare, ImmobilG, Gamma Immobiliare.



# Our areas



## Valdera

Casciana Terme Lari with thermal baths and delicious cherries; Lajatico with the famous Teatro del Silenzio or the fortress of Palaia. These are just some beauties and excellences of the territory of the Valdera. The territory largely retains its peasant origins: you can see in fact the typical Tuscan farmhouses, with their gray and ochre, often accompanied by the characteristic double row of cypresses. It is a getaway in the green suitable for those who love nature; for those who want to embark on fun hiking trails, go horseback riding or cycling on the scenic roads that wind through the farms and through villages set among cherry trees, vineyards and olive trees and villages rich in historical evidence.



## Val di Cecina/Volterra

Val di Cecina, a beautiful and wild land, where, for millennia, man and nature coexist harmoniously, offers endless opportunities for those who love the outdoors and look for the charm of Tuscany. On horseback or on foot, by bike for the safe paths and the silent white roads, the Val di Cecina is all to discover in order to rediscover the slowness that city life does not allow. Dotted with many small villages rich in history and tradition, Val di Cecina is a continuous discovery.



## Costa Etruschi

The Etruscan Coast is a stretch of coastline characterized by the intensity of nature and the strength of its colors, beautiful and diverse beaches and the imprint of a thousand-year history. This was the coastal area favored by the Etruscans, who left here in every corner traces that invite you to discover fascinating and mysterious areas.

## Our next areas...



LUCCA



VERSILIA



FIRENZE

# Our areas



## Colline di Santa Luce

A territory where you can move from the sea to the hills in complete relaxation and safety, savoring and enjoying the pleasure of slowing down, walking in a generous nature, in small villages or in the woods, wrapped in the Tuscan tradition and a unique lifestyle in the world. A generous land of colors, lights, floral oasis and food and wine culture enjoying a good glass of wine, a bruschetta with extra virgin olive oil, accompanied by pecorino cheese or traditional Tuscan meats. A territory with a gentle climate in any season.



## Colline Livornesi

1,300 hectares between the municipalities of Livorno, Collesalveti and Rosignano Marittimo, a real green lung. Rich in vegetation, water and geological resources of which the last offshoot reaches the sea. A natural, historical and environmental heritage of exceptional value, to be discovered thanks to evocative itineraries immersed in the green of the Mediterranean maquis. This territory is rich in paths, ideal for hiking, mountain biking and horseback riding and winds through a varied flora and on the traces of civilizations of the past such as mills, glaciers, furnaces and the beautiful structures of the eighteenth-century aqueduct of Colognole, in a charming natural setting consisting of centuries-old holm-oaks and fragrant Mediterranean maquis.



## Monte Pisano

Monte Pisano has a noble and legendary past. Formed in the Pliocene period, it is one of the oldest in Italy and its charm comes from the richness of the woods and places of worship and devotion that intertwine nature and history. The new road from Lucca to Pisa is a journey back in time. To punctuate villages and woods remain small treasures of Romanesque architecture where you can enjoy the silence and the countryside air.





# SERVICES



## REAL ESTATE SELECTION

Toscana One as a valid property finder selects various real estate solutions that the single agent acquires in its own territory thanks to his knowledge and skills.

The close collaboration between Toscana One real estate agents and the local ones facilitate the entire process making it a real enjoyable experience. Toscana One real estate agent supports the client through every step showing the customer all the best possible solutions according to the criteria of the customer itself.

We can let you save time and energies by proposing to customers various certified buildings acquired by professional agents.



## FOLLOW-UP

The customer is supported through every step: from the inspections trips and the start of the negotiation to the purchase of the property.

This is possible thanks to the twenty-year experience in the industry of sale of properties in the local and international market.



## PROFESSIONAL RELATIONS

Very often our typical customer is a foreign client that is not able to realize a qualified renovation work or the interior of it.

Primary relationships with notary, legal and technical firms allow us to assist you at 360 degrees to ensure a documented and safe sale.



## POST SALES

Toscana One's purpose is the customer satisfaction and that is the reason why our agency can activate a service of technical support to detect highly qualified technicians and interior designer from the most valid business in the area in order to develop a complete plan of property improvement in collaboration with the local relevant authorities.



## RENT AND PROPERTY MANAGEMENT

Furthermore, Toscana One can provide a valid and certified clientele if the customer wants to use the property not only for personal use but for short terms rental as well: the rental division infact can supply a real property management service in association with the short terms rental.



## MULTILINGUAL SITE

The site is designed to be navigated by all potential customers who want to buy in Tuscany. For this reason we have made it in Italian and English: the main languages spoken by our customer. Users can view listings of properties for sale in the language of their choice.



## PHOTOS AND VIDEOS

An image is worth a thousand words: our photo shoots, made by professional photographers, serve to integrate and deepen the technical content of the presentations of the properties for sale. An accurate service allows the buyer to verify immediately that the property respects all its needs and makes the negotiation easier and more immediate.

The properties of very high value in the catalogue also enjoy an additional service: the photographs are integrated with professional video footage in high resolution. The use of drones allows you to create aerial shots that give life to emotional narratives, able to represent the properties in all their splendour.



## INTERNATIONAL RELATIONS

In 20 years of activity our team has been able to select professionals, law firms and qualified agents at national and international level who collaborate with our structure to target qualified buyer customers.



# Rental management of the properties

## Renting your house has never been easier

Through our holiday rental management formula, you can finally find in your property a source of income without any effort.

## We manage from A to Z

We select the best marketing channels to get the best economic result and number of bookings. From cleaning to check-in and check-out, from assistance to the customer for his needs to small maintenance and repairs.

## Qualified team

The management team is available to your guests 24 hours a day. Multilingual and competent professionals, our agents are the most important support to ensure a perfect holiday.



### BOOKING CENTRE

Our multilingual staff is able to respond promptly and carefully to all requests to turn them into reservations.



### ADMINISTRATIVE PRACTICES

We take care of all the bureaucracy: paperwork to the municipalities, residence taxes, guest registration to the authorities.



### CLEANING, SANITIZING AND LINEN

Highly qualified staff for cleaning and linen management.



### ASSISTANCE TO GUESTS 24/7

We offer assistance to our guests even at night in case of need to leave nothing to chance.



### CHECK-IN & CHECK-OUT

We welcome guests upon arrival and carry out a check of your home at the end of each stay.



### RESERVE A HOLIDAY PERIOD

We can block the calendar for your personal holiday.





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## Casale Scopicci

Livorno, Suvereto

On the beautiful and scenic hills of Suvereto in a very panoramic position towards the south with a view that extends towards the entire Val di Cornia, we offer for sale this stunning typically Tuscan property consisting of various buildings that create a true original Tuscan nucleus. The skilful hands of the current owners have transformed this farmhouse into a place full of magic and quiet.

You get to the village along a dirt road that departs from the provincial road which connects Suvereto to the sea; along the road you can be captivated by the typical Tuscan vegetation made up of cypresses, holm oaks and olive trees. The road of about 5 km reaches the building complex which has an overall surface area of over 770 sqm divided into 3 distinct buildings:

**€1,500,000**

The main farmhouse spreads on 3 levels with a surface area of 524 sqm in total and is currently divided into 4 apartments fully furnished and enriched by a terrace with stunning views;

The smaller farmhouse of 200 sqm develops on 3 levels as well and is divided into 6 bedrooms with en-close bathrooms; Dépendance of about 40 sqm.

The property lends itself for a continuation of the hosting business thanks to the uniqueness of its position or to become a large prestigious villa through a skilful conversion of the main farmhouse into a single dwelling, creating a second lovely guest house in the adjoining building.

All the buildings were renovated about 20 years ago maintaining the originality of the Tuscan architectural lines and bringing to light the splendid stone that covers them.

Currently the property is a farm therefore has created accessory volumes for the activity such as a shed of over 400 sqm (convertible with an appropriate project into residential units), and two large canopies that can still be removed without authorization.

On the south side of the property facing the surrounding valleys we find a lovely swimming pool with an amazing view.

The property includes 21 hectares of land divided into about 17 hectares of arable land, 2 hectares of olive groves, a small vineyard of 3,000 sqm and the rest between woodland and pasture.



check out our website for all the photos

**Casale Scopicci**

Livorno, Suvereto



## Casale Montecastello

Pisa, Pontedera

Set on the rolling hills of Pisa, with stunning panoramic view, we offer for sale beautiful detached farmhouse with private garden and swimming pool.

Going along a beautiful driveway decorated with olive trees, maple trees and flowers, you reach the entrance of CASALE MONTECASTELLO.

The farmhouse is spread over 2 floors with an overall surface area of 250 sqm.

Internally on the ground floor consists of large hall with fireplace and with French windows that have direct access to the porch and to the garden.

The dining room leads to the equipped kitchen and a room used as laundry room.

A few steps lead up to the mezzanine where there is a study and a bathroom with shower.

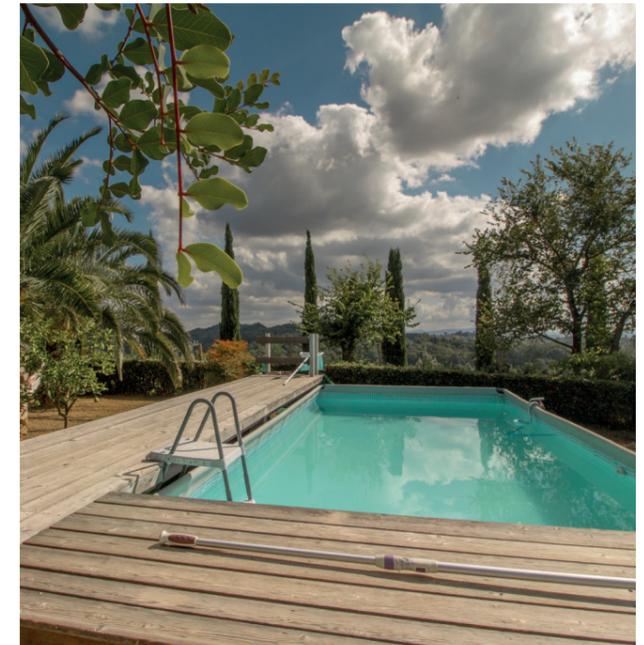
**€750,000**



The first floor is composed by a second living room, 3 master bedrooms from which is possible to enjoy a marvelous panoramic view, 1 bathroom with bath and another one with shower. The farmhouse also has a pretty and large porch that allows you to make the most of the outdoor spaces.

The property is surrounded by a private garden of 5000 sqm fully fenced and includes an above-ground swimming pool with wooden platform equipped with sunbeds and umbrella.

Furthermore Casale Montecastello is completed by a wood burning oven/Barbecue and a convenient parking within the property.



check out our website for all the photos

**Casale Montecastello**

Pisa, Pontedera



On the first floor there is a study room with a small balcony which has an independent access from the outside through a masonry staircase.

The garden has a surface area of 10,000 sqm and it is completely fenced and partly occupied by a young olive grove.

In addition there are a pool, a large solarium area, an external shower, a gazebo, a porch and a small dépendance. Pellet heating.



## Casale Tiziana

Pisa, Casciana Terme Lari

It is a beautiful typical Tuscan house immersed in the rolling hills of Pisa. It is located just 10 minutes from the Casciana Spa and its panoramic view is really unique.

The property is completely renovated with high quality materials and finishes in absolute respect of its ancient original features as the walls covered in stones, ceilings with beams and bricks and the terracotta floors.

The house with a surface area of 350 sqm develops on 2 levels and it consists of 4 bedrooms, 4 bathrooms, laundry room, double living room and a large dining room both with fireplace, plus a kitchen.

**€1,100,000**



check out our website for all the photos

**Casale Tiziana**  
Pisa, Casciana Terme Lari



### Casa di Dante Pisa, Castelnuovo Val di Cecina

It is the typical and charming Tuscan farmhouse that thanks to the current Dutch owner has not been defaced by massive renovations but on the contrary has had a minimal restoration started in 1992 with the renovation of the roof and almost all the supporting structures with some areas remained intact and to be restored.

The stone farmhouse measuring over 460 square meters has been renovated into two parts for a total of 300 square meters divided into two units.

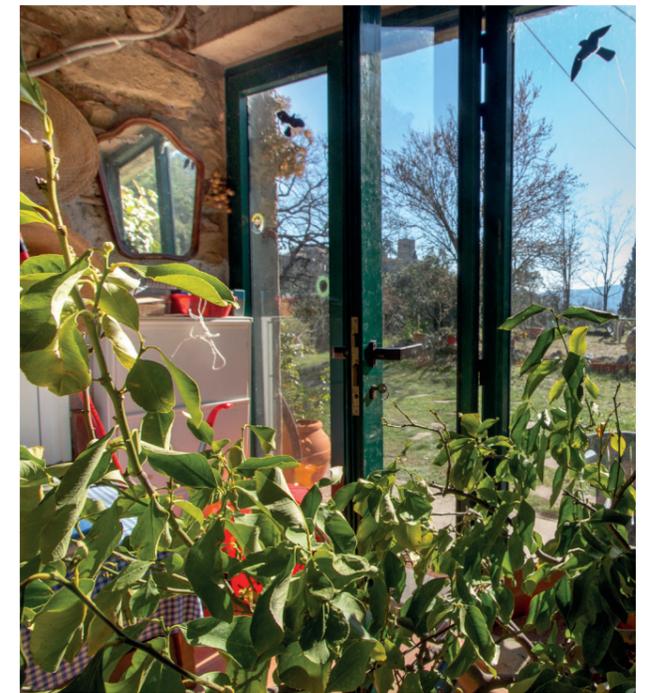
The main one consists of a large kitchen with a lovely adjacent porch, two living rooms and 5 bedrooms with 4 bathrooms, plus another large room on the first floor.

**€280,000**



The other unit, which is currently inhabited by the current owner, consists of a large loft with mezzanine and fireplace and 1 bathroom. The other 180 square meters on the ground floor of the house have had the simple restoration of the ceilings and the external walls but are completely to be recovered with the possibility of obtaining another 2 large houses or a series of rooms for accommodation.

The farmhouse is also surrounded by approximately 10 hectares of land in part wooded, including 2 hectares of arable land and 50 olive trees. The village is reachable on foot in 10 minutes and has 2 typical restaurants and 1 grocery store. The nearest center is Castelnuovo Val di Cecina 13 km away.



check out our website for all the photos

### Casa di Dante

Pisa, Castelnuovo Val di Cecina



On the second floor, served by an external staircase, we find the 80 sqm apartment divided into a living room with kitchenette, 2 bedrooms and 1 bathroom. On the ground floor a service area of 50 square meters divided into 2 rooms with bathroom, leads us to the 30 square meters porch located in front of the swimming pool.

The house is perfectly habitable and in excellent condition also thanks to its own continuous maintenance which indeed is rented as a holiday home by the current owners with excellent yield touching about 30,000 euros per year.

The maintenance of the greenery and olive trees is entrusted to the neighboring direct growers. The farmhouse is set just 10 minutes by car from the town of Cascina where you can find all the main amenities such as restaurants, supermarkets, banks, post offices, theaters and cinemas.



## Casale Campolungo

Pisa, Vicopisano

Between Pisa and Lucca, just 3 km from the beautiful medieval village of Vicopisano, along about 3 km of white road that climbs the hills around the Pisan mountains and surrounded by pine and conifer woods and olive trees, we find CASALE CAMPOLUNGO.

A delightful and typical Tuscan house carefully renovated in the last 40 years by the current owners who have been able to give a contemporary and flexible connotation to an old ruin.

The house is laid out on 3 habitable floors divided respectively into two independent houses:

On the first floor we find the largest apartment of 120 square meters consisting of a large double living room with fireplace, a kitchenette, 2 bedrooms and 2 bathrooms.

**€490,000**



check out our website for all the photos

**Casale Campolungo**  
Pisa, Vicopisano



## Casale della Zia

Pisa, Chianni

On the splendid and renowned hills of Chianni, in a super panoramic position overlooking the hills, we offer for sale this beautiful complex consisting of 3 farmhouses completely and expertly restored with original materials and enriched with porches and terraces that make it truly unique in its kind. The skilful hand of a Tuscan architect has made it possible to create an environment of refined charm that marries the flexibility of a house with a modern cut to typically Tuscan prerogatives. The three farmhouses are located in a secluded position from each other, thus granting each building privacy and confidentiality.

The main building measures 400 sqm and is spread over 2 floors including the large 50 sqm porch.

**€1,500,000**



The entry hall leads to the kitchen furnished with taste and abundance of details: a large opening leads to the double living room serving the day area where we find both the main living room with fireplace and a large dining room connected directly to the porch and the private garden on the back. Still on the ground floor there is a study room with adjacent bathroom that could be converted into guest-room.

The ground floor is also enriched by a large outdoor oven where you can prepare bread and pizzas and a large room of over 30 sqm used as a tool shed and laundry.

An old internal stone staircase leads to the upper floor consisting of 5 large bedrooms, 2 bathrooms and a large panoramic terrace of 30 sqm overlooking the surrounding hills.

Casale Chiodo Antico is enriched by a large and graceful porch with a spectacular panoramic view towards the valleys leading to Volterra. This porch as well is enriched by an oven that allows you to create moments of conviviality with friends.

The house has an overall surface area of 70 sqm and internally consists of large living room with kitchenette and a bathroom.

An internal staircase leads to the first floor where there is a loft consisting of small study room and bedroom with a unique panoramic view.

This pretty farmhouse also has an outdoor storage used as laundry room.

To be noted that is possible to expand the surface area of further 30 sqm thanks to the current municipal legislation.

Casale di Pietra has a large and pretty porch with stunning panoramic view and equipped with oven as well as the other buildings

The 90 sqm house consists of a large living room with fireplace and kitchenette and direct access to the porch. In the sleeping area there are 2 large bedrooms with bathroom.

The property is also equipped with an outdoor storage useful for storing wood and other tools.

The entire property is surrounded by a large land of over 1 hectare where it is possible to build a private swimming pool since the municipality of reference allows its construction.

The view that can be enjoyed from the property is unique, in fact it dominates the valleys below to the south and the view extends as far as the medieval city of Volterra.

The farmhouses, completely made of stone, are the most typical and Tuscan that can be found at this time in the area of the province of Pisa. Its logistics are perfect: in fact, the property is only 1 km from the town of Chianni where there are both typical restaurants and a minimarket, bank and other amenities. It is 40 minutes by car from Pisa airport and the sea.

It's possible to build a private swimming pool as the reference municipality allows its construction.

It is also possible to expand the surface area of further 40 sqm following the presentation of the building project.

Furthermore the farmhouse lends itself in its conversion into business accommodation: it's a very attractive and easily rentable property in the tourist market.

Possibility of fractional purchase.



check out our website  
for all the photos

**Casale della Zia**  
Pisa, Chianni



## Casale Colombaio

Pisa, Chianni

On the slopes of the hills around Chianni, in a panoramic and intimate position we offer this stunning and original farmhouse completely renovated in its original form. The property, set only 4 km far from the famous historical town of Chianni, is surrounded for half an hectare by a large fenced-in lawn with inside a comfortable parking space, a swimming pool (12x6 meters) and a paddling pool.

The farmhouse has been divided into 4 independent portions with adjoining large private areas in front of and behind each single unit. Casale Colombaio is to be considered a unique opportunity on the real estate market since the real estate company will deliver the property completely renovated with finishing touches of real value.

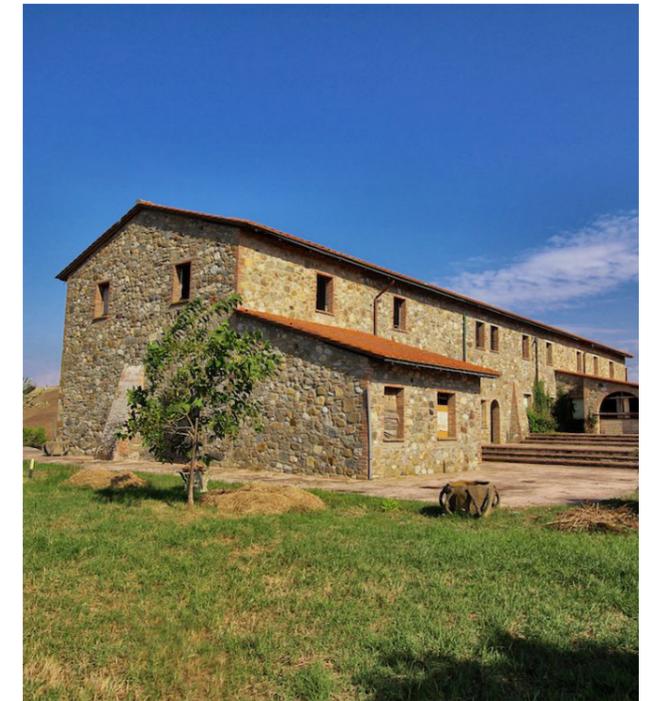
**€440,000**



The dimensions of the property are quite important and once the works of renovation will be completed, the lucky owners will have the chance to live in these large typical Tuscan rooms equipped with the best facilities. In addition, every unit will have a private parking and a very large brick garage. The portion of the farmhouse has a floor area of approximately 195 sqm arranged on two floors divided as follows:

- on the ground floor level a triple living room with dining room, a large kitchen, storage room, a laundry room and a bathroom, on the first floor 3 big bedrooms and a bathroom.

In front of the house, divided by an inner small square, there is a large garage of 20 sqm and a large room that could also be used as an outbuilding of the house itself of about 50 sqm. The house also has a terrace of 80 sqm and a private garden of about 80 sqm completely fenced.



## Casale Colombaio

Pisa, Chianni



## Casale Rosso

Pisa, Lari

Located on the gentle hills in the municipality of Pisa, completely immersed in the greenery with suggestive view overlooking the village of Lari, we offer for sale quiet and welcoming farmhouse with an overall surface area of over 200 sqm originally built at the end of the 19th century.

CASALE ROSSO maintains its original features despite having been completely e recently renovated following the anti-seismic regulations.

An unpaved road of about 1 km leads to the farmhouse: entering through the gate you go along a beautiful avenue with cypresses where on your left there is a tennis court.

The farmhouse develops on 2 floors and on the ground floor consists of entry hall with large kitchen, bathroom and storage, a dining room, a spacious double living room enriched by a fireplace.

**€670,000**

To appreciate the typicality of the original arches that make the rooms of the day area communicating – all in perfect Tuscan style.

The upper floor consists of 4 bedrooms of which 3 double bedrooms – one with en-suite bathroom and another one with private panoramic balcony – one smaller bedroom and further bathroom. The house is enriched by a stone terrace.

The farmhouse is distinguished by the particular attention paid to the refined finishes where the terracotta-like porcelain stoneware floor stand out, the bathrooms with characteristic tiles make the rooms pleasant and welcoming thanks to the particular care taken in the furnishings.

Heating system prepared for wood and gas.

The property is completed by 2 uneven hectares that rise from the house to the top of the hill: the land is enriched by an olive grove of 30 olive trees while the rest is partly wooded with paths.

The current owners have taken care of both the walkways and the access roads to the land such as the road that leads to the gazebo area in a suggestive position dominating the panorama up to the town of Lari.

From this area there is also access to the swimming pool area (5x10 m) located in a private position and enriched by an annex with a small bathroom and changing room area. A few kilometers far from the property you can find all the primary services.



*check out our website for all the photos*

**Casale Rosso**

Pisa, Lari



## Casale Quattro Venti

Pisa, Chianni

Set on the rolling hills of Pisa, in a unique and dominant position given its 350 meters above sea level, with a breathtaking view of the surrounding hills, we offer for sale CASALE QUATTRO VENTI: a true gem of the Tuscan real estate market.

The farmhouse has been completely renovated between the early 2000s and 2015 and you reach it along a dirt road that climbs for about 2 kilometers above the town of Chianni, arriving at a true paradise represented by a clearing that forms a plateau with an exceptional view overlooking the surrounding hills and with a view that sweeps up to Lajatico and Volterra.

Casale Quattro Venti is in a private and quiet position but at the same time only 2 kilometers from the medieval town of Chianni.

**€650,000**



For those who love to savor authentic Tuscany, this property represents a unique oasis surrounded by 5 hectares of woods and olive groves, set between cypresses and oaks from the hills overlooking the town of Chianni. The farmhouse has an overall surface area of 160 sqm and is spread over 2 floors: currently is divided into 2 independent units – one per floor.

The apartment on the ground floor has been completely renovated in 2015 with high quality finishes such as the custom-made kitchen or the lovely bathroom. The house consists of large living area with kitchenette equipped with all the accessories. The living room is directly connected to the splendid wooden porch where you can enjoy a unique and enchanting view. The apartment is completed by a spacious master bedroom and a bathroom.

An external staircase partly covered leads to the upper floor where the other apartment

develops: this house consists of lovely living room with working fireplace, kitchen with dining, 2 master bedrooms and a bathroom. This second apartment has been renovated in the early 2000s but it's still in excellent maintenance conditions. Also from this unit the panoramic view is really dazzling.

Both the apartments can be connected to each other through an urban fusion with the aim of forming a single prestigious house by transforming the first floor apartment into a perfect sleeping area with 3 bedrooms and 2 bathrooms.

The surrounding garden is well-kept and equipped with gracious and unique rose gardens that boast the presence of 400 different types of roses, 2 well-kept olive groves for a total of 200 olive trees that produce excellent extra virgin olive oil, woods of chestnut, oak and holm oaks that make of Casale Quattro Venti a real rarity on the Tuscan market.



check out our website for all the photos

**Casale Quattro Venti**

Pisa, Chianni



Casale Nocolino is also fully furnished with original antique furniture dating back to 1800 which are sold together to the house itself.

The roof-terrace has a particular importance due to the apse arches from which you have a beautiful view on the Tyrrhenian sea.

The property also includes a private garden and a land with a total surface area of 5000 sqm. Inside the land it is possible to build a wide swimming pool and a convenient on-site parking. For its features and for the panoramic position,

Casale Nocolino lends itself to a total or partial transformation into business accomodation.



## Casale Nocolino

Pisa, Riparbella

Located on the splendid hills of the tuscan coast, in the south of Cecina, with a breathtaking view on the Tuscan archipelago, we propose this characteristic large portion of an historic stone farmhouse, dating back to 1700. The building develops on 3 levels: the ground floor includes various premises for cellar use and utility room which are partially convertible into residential use. On the first and second floor there are 2 apartments, one for each floor. The residential part of the property has a surface area of 400 sqm, while the ground floor has a surface area of about 200 sqm. The building has belonged to the family of the present owners for over 200 years, and during this time they constantly maintained it in the original conditions including the original features, that's why this farmhouse represents a real occasion on the country real estate market.

€420,000



check out our website for all the photos

**Casale Nocolino**  
Riparbella, Pisa



## Casa Chientina

Pisa, Terricciola

The current owners have managed to give the house a warm and welcoming character by recovering the old terracotta or by covering the floors in the sleeping area with wooden slats. CASA CHIENTINA is spread over 2 floors for a total of about 140 sqm divided on the ground floor by a spacious living room characterized by an open masonry kitchen and a large fireplace. On this floor we also find a small bathroom and the access to an original cellar made of brick vaults located under the living area ideal for storing excellent wines. Upstairs we find the sleeping area which consists of 3 bedrooms served by 1 bathroom. From this floor a wooden staircase leads to a partially practicable attic floor of 70 sqm where 2 more beds can be put.

€270,000



A small bathroom has also been set up on this floor. In front of the house a large wooden porch ideal for summer dinners and lunches leads to an original barn of about 20 sqm where it is possible to recover a small suite for guests or create a comfortable shed tools. The garden develops in an "L" shape in front of the house and measures over 2,000 sqm. The secluded and quiet location yet in proximity to other houses in the village of Soiana make Casa Chientina an ideal second home for those who want to combine the Tuscan countryside with a comfortable and characteristic home close to amenities, to the sea – which is just 40 minutes drive – and to Pisa Airport.



check out our website for all the photos

**Casa Chientina**

Pisa, Terricciola



The first floor is accessed both via an external staircase and a small internal spiral staircase and this floor consists of a living room with fireplace, kitchen, dining room, 2 bedrooms and 1 bathroom.

The property also has a private garden in which there is a 12 sqm outbuilding with an oven, an underground tank of 9 cubic meters for collecting rainwater and a room with a pump for irrigating the garden.

In the courtyard in front of the house there is an annex to be restored of about 17 square meters and a barn of 162 square meters.

Casa del Lago also has a land of about 20,000 sqm and is just 13 kilometers from the sea.



## Casale del Lago

Pisa, Santa Luce

Immersed in the Tuscan hills, in a truly suggestive location for the wonderful lavender fields that paint the hills with purple during flowering and close to Santa Luce lake we find CASA DEL LAGO.

In the open countryside, in a dominant position with a 360 ° panoramic view of the surrounding countryside, we offer for sale this large corner portion which is independent on 3 sides.

An unpaved road of about 1.5 kilometers leads to the property.

The house has a surface area of 200 sqm and has been finely renovated in Tuscan style.

On the ground floor we find a large tavern with porch, small kitchen, 1 bedroom, 1 bathroom, storage and parking space.

€425,000



check out our website for all the photos

**Casale del Lago**

Pisa, Santa Luce





## Villa degli Archi

Pisa, Casciana Terme

In the delightful village of Cevoli, just a few minutes from Pisa airport and the sea, we find this wonderful luxury residence, recently refurbished. This luxurious house is characterized by a large terrace overlooking the valley, an entirely stone pavement makes this wonderful place a romantic piece of Tuscan history.

From here you can admire the large living room through large arched opening. In this environment there is a large fireplace, soul of this ancient house; from here you can access the large kitchen and the three bedrooms with two private bathrooms. On the floor below we have a large living room, with a large kitchen, two bedrooms and two bathrooms, all renovated with great respect for the original structure.

**€895,000**



The entire compendium is part of the ancient village of the country, enjoys privacy and tranquillity but at the same time the security that the neighborhood can give. The whole is accompanied by a plot of about 4,000 square meters where it is possible to build a large swimming pool.



check out our website for all the photos

**Villa degli Archi**

Pisa, Casciana Terme



## Villa Ploner

Pisa, Casciana Terme

On the beautiful hills around Pisa, few kilometers from the sea and the town of Pisa, we propose this valuable property composed of a large eighteenth-century villa completely renovated few years ago by a famous interior designer from Northern Europe to make it his residence. The villa, independent on 4 sides, is laid out on 3 living levels and other rooms on the cellar floor completely recovered at the service of the same. The overall area is approximately 1000 sqm and is enriched by a pretty outbuilding (the former lemon house) of approximately 50 sqm and a large swimming pool located at the lower level of the park of the villa, but still dominating the surrounding valleys.

**€2,500,000**



The property is set on the edge of a pretty medieval village around Pisa which houses all the primary and essential services such as supermarket, bank, postal office and is well connected to the neighboring villages.

The villa is characterized, following the radical restructuring, for having maintained its original cut and typology but at the same time the owner managed to realize a minimal renovation that accentuates the intrinsic characteristics of the original plant of the villa, enriched by contemporary materials such as parquet, resin mosaic and the recovery in some parts of the original aged cotto. The renovation has not distorted the villa but amplified the spaces giving a typical contemporary rationality, obtaining numerous departments of extreme usefulness such as a pretty studio, a TV lounge or a large secluded living space in the attic.

The main house develops on the ground floor with a large living space of approx. 80 sqm enriched by an original stone fireplace, a large kitchen with access to the original porch, a dining room, a utility space, a studio and a TV lounge enriched by two bathrooms; on the first floor, in addition to another living room also enriched by a big fireplace, we can find 3 bedrooms with relative bathrooms and a master suite area composed of a bedroom and double-bathroom.

On the second floor placed in the attic area, in addition to a pretty attic area and a spacious scenographic bathroom, we can find other 3 bedrooms with 2 service bathrooms.

On the ground floor, as previously mentioned, there is a large cellar divided into 3 rooms completely renovated and ideal for hobby area and wine storage. The park of the villa that has direct access from the main road is equipped with a large private car parking for at least 8 cars, it is enriched by an original lemon house that the owners have renovated obtaining an outbuilding complete with kitchenette, ideal for summer dinners with friends; the large swimming pool is located in the final part of the park towards the valley but still enjoys a sublime view over the surrounding villages and hills.



*check out our website  
for all the photos*

**Villa Ploner**  
Pisa, Casciana Terme





## Villa della Scala

Pisa, Fauglia

Immersed in the Tuscan hills south of Pisa and in a panoramic exposition with a view that extends to the sea, we offer for sale an important historic villa dating back to the late 1700s.

VILLA DELLA SCALA is a majestic villa in an elevated position, of extreme tranquility and privacy, presumably built on the ruins of a pre-existing building built between the late 1500s and early 1600s.

You enter through a wrought iron gate and along an avenue you reach the villa perched on a hillock with a beautiful symmetrical stone staircase that leads inside the villa where a frescoed hall welcomes us.

**€990,000**

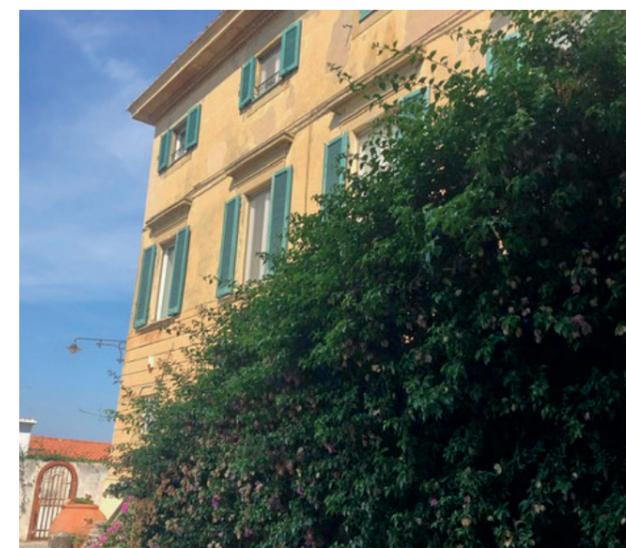


Villa Della Scala has an overall surface area of about 1500 sqm and currently is divided in 4 units: 2 large apartments on the ground floor; one apartment on the first floor; another apartment on the second floor.

The villa internally has large halls with vaulted ceilings and exposed beams, a fireplace and a billiard room.

The property has a garage and an outbuilding with porch and wood burning oven/BBQ to enjoy parties and dinners with family and friends.

The villa is completed by a garden of about 2,000 sqm where is possible to build a large swimming pool.



*check out our website for all the photos*

**Villa della Scala**

Pisa, Fauglia



The property is completed by about 5,000 square meters of land located on the west and east side and consists of a large olive grove and wooded area.

Of particular interest is the proximity (a few hundred meters) from the small village of Montecchio: just 2 km from the important center of Peccioli where we find all the primary services. The amazing countryside of the area dotted with cypresses and rows of vines makes BORGPOGGINO a real fairy tale house where the new owner can immerse himself in a real Tuscan dream.



### Borgo Poggino Pisa, Peccioli

Tuscany often gives away hidden real estate jewels. BORGPOGGINO is one of these; our agents struggled to find the owners of this beautiful property but in the end they made it! Our agency, indeed, offers the sale of this splendid historic portion consisting of the half of a nineteenth-century villa castle that is spread over two floors for an overall area of 300 sqm, currently divided into 8 rooms over local warehouses and a tower from which you can dominate the stunning scenery of the surrounding hills.

**€450,000**



### Borgo Poggino Pisa, Peccioli



## Villa la Fonte

Livorno, Gabbro

Set on the edge of the pretty medieval village of Gabbro, just a few kilometers far from the Tuscan coast and from the International Pisa Airport, we offer for sale this stunning villa recently restored.

Located on the gentle hills of Livorno, VILLA LA FONTE has an overall surface area of about 300 sqm and is spread over 2 floors. Currently is divided into 2 apartments.

The property as a whole consists of 4 bedrooms, 3 bathrooms, several living rooms and lounges. The bigger apartment consists of entry hall, double living room with fireplace, dining room, kitchen and storage on the ground floor while on the first floor consists of 3 bedrooms of which 2 double bedrooms and 1 smaller, 2 bathrooms and storage room.

**€550,000**



*check out our website for all the photos*

**Villa la Fonte**

Livorno, Gabbro

The other apartment consists of entry hall, 2 living rooms, kitchen with dining, storage room, 1 bedroom and 1 bathroom. Both the units have 2 large terraces of 50 sqm each with a super panoramic view.

Villa La Fonte is surrounded by a plot of land of about 1 hectare with about 40 olive trees and a small vineyard.

Furthermore the property is equipped with a garage, carport and driveway located on top of a hill which dominates the valley. The property is located only 1000 meters from the centre of the village where you can find all the primary services.

The villa is only 12 minutes by car from the sea, 15 minutes from the city of Livorno and about 40 minutes from Pisa Airport.



## Villa Novecento

Pisa, Casciana Terme Lari

Set on the gentle pisan hills, a few kilometers far from the sea and the city of Pisa, we offer for sale this beautiful historic building that has been recently renovated (2008), independent on four sides. The property has an overall surface area of 250 sqm in total and is spread over 2 floors.

- 250 sqm
- 4 bedrooms
- 3 bathrooms
- double living room
- dining room
- living room
- kitchenette
- garage 30 sqm
- private garden 2,000 sqm

**€460,000**



VILLA NOVECENTO is composed by 2 units: the main house internally consists of double living room, 2 kitchens, dining room, 3 bedrooms and 2 bathrooms. The adjacent house consists of living room with kitchenette, 1 bedroom and 1 bathroom. The property is also provided of large garage of 30 sqm. Villa Novecento is completed by a private garden of 2,000 sqm. The villa is located in Casciana Alta, a pretty village where you can find all the primary services such as grocery shops, butcher, bakery and some restaurants.



*check out our website for all the photos*

**Villa Novecento**  
Pisa, Casciana Terme Lari



Casa La Pieve has an overall surface area of about 200 sqm and it consists of 2 communicating living rooms, 2 kitchens, 4 bedrooms and 4 bathrooms.

The refined high quality finishes make the environment modern but warm and welcoming: the large windows open the view on the gentle Tuscan countryside.

The house is also provided of air conditioning and is enriched by a lovely porch.



## Casa La Pieve

Pisa, Chianni

Set on the edge of the pretty village of Chianni, in a sunny position and with dazzling panoramic view overlooking the surrounding hills we offer for sale CASA LA PIEVE: a beautiful detached house built in Tuscan style with high quality finishes and currently divided into 2 independent apartments.

The house is provided of large private garden of about 600 sqm with driveway and large double garage of 80 sqm where it's also possible to build a swimming pool.

**€490,000**



*check out our website for all the photos*

**Casa La Pieve**  
Pisa, Chianni



## Tenuta i Solativi

Pisa, Lajatico

In the exclusive scenario of the Tuscan hills, located on the top of a panoramic hill and surrounded by the greenery but not isolated, we propose a prestigious property for sale composed of a newly built villa in Tuscan style (2006) designed and supervised down to the smallest detail by a famous Italian architect. This luxurious property in the municipality of Pisa (around Lajatico and Volterra) boasts a unique 360-degree panorama, thanks to its dominant hilly position (it occupies an entire hill). We have access to the villa through a majestic avenue of cypresses of 500 meters. The property consists of a manor house of approximately 800 sqm and an untreated outbuilding of about 150 sqm, situated in an intimate position distant enough from the manor house. The villa is laid out onto 4 levels: the basement is characterized by a garage for six cars, a bath with an untreated shower, a cellar, a small in-house oil mill for cold pressing and a huge tool room. The ground floor offers a double living room with an imposing fireplace in serene stone: this living space allows us to welcome our guests in a spacious and comfortable zone; it is home to a large dining room from which we can enter a small kitchen provided with a big wood oven.

€1,050,000



From the kitchen and the living room we have access to a loggia of approximately 60 sqm paved in serene stone, suitable for delightful lunches during the fine weather. Still on the ground floor there is a small guest bathroom with a shower. This part of the house is characterized by a beautiful serene stone floor, typical of the Tuscan region. A charming serene-stone staircase leads us to the first floor divided into two areas: the living space and the sleeping area. The last one is composed of 4 bedrooms, one of which is a master bedroom with an en-suite bathroom (with jacuzzi and a big shower) and a cloakroom. The other three ones share only a bathroom with a shower. The living space is very luminous and offers a large open space with a modern fireplace in serene stone. In this part of the house there is a Tv area with a modern L-shaped sofa and the dining room connected to a large open kitchen. In this area we can enjoy a stunning panoramic terrace of approximately 60 sqm and admire the beauty of the Tuscan country with its pretty surrounding villages. The first floor is also enriched by a beautiful pavement made of big



check out our website for all the photos

## Tenuta i Solativi

Pisa, Lajatico

light oak planks. A modern visible design staircase in serene stone leads us to the habitable mansard that comprises: a spacious bedroom/ a 60 sqm living room with a wardrobe, a smaller bedroom, a closet, another bedroom and bathroom/ a 40 sqm living room with the basic plumbing for a bathroom. Even the mansard is enriched by a pavement of light oak planks.

The property is surrounded by a garden planted with oaks, secular cypresses and beautiful olive groves.

Completing the property, 24 hectares of farm land used as: olive groves (about 350 trees) with an annual production of 600-800 litres of Tuscan biological oil, 14 hectares for arable land, an orchard, two pine forests, a mixed wood and a hectare and 300 m of classic Chianti vineyard (90% Sangiovese and 10 % Cabernet) planted in 2005. The property has a planning permission for the construction of a big swimming pool. The villa is well equipped with all the modern technologies such as: a sophisticated alarm system, a domotic system, data network, audio equipment, home theatre, the predisposition for a video control system, underfloor heating, the predisposition for a cooling system (not functional at the moment since the villa has a ventilated roof and is therefore very cool during the summertime), an antiscaling water softener, a wastewater system plant with a microfiltering system for alimentary use, a septic tank, a rain water collection shaft. The breathtaking and intimate position guarantee an enviable privacy and a peaceful atmosphere to the villa which is located just a few steps from the most famous historical centers of Tuscany.





Fauglia is a quiet village characterized by buildings that have preserved their identity through the centuries as if time had stopped, witness of a peasant civilization almost completely disappeared.

On the only road that crosses the village there are buildings mostly built between the 17th and 19th century and where there are main services such as: pharmacy, grocery store, tobacco shop, bars and restaurants, and in addition primary school and the municipal theatre.



### Casa Dario Pisa, Fauglia

On the hills south of Pisa in the historic center of the ancient village of Fauglia and immersed in the lush Tuscan countryside, we find CASA DARIO.

This prestigious apartment is part of an old mansion divided into apartments on the upper floors and shops on the ground floor for a total of 5 real estate units.

The apartment is on the second floor and it has an overall surface area of 250 sqm. It consists of large living room of 70 sqm, kitchen with mezzanine used as storage room, hallway, reading room with mezzanine used as bedroom, half toilet, 2 master bedrooms with ensuite bathroom.

**€229,000**



*check out our website for all the photos*

**Casa Dario**  
Pisa, Fauglia



## Casa Barbarossa

Pisa, Palaia

A charming apartment full of history in a very small village of a handful of houses a few steps from the medieval village of Palaia: La Montacchita.

Ancient alleys and streets and an ancient castle built in 1100 where Frederick I known as "Barbarossa" stayed.

- 80 sqm
- living room
- fireplace
- kitchen with dining
- frescoes, exposed beams
- 1 double bedroom
- 1 bathroom

**€89,000**



CASA BARBAROSSA develops on the first floor of the castle with an overall surface area of 80 sqm and is full of splendid frescoes on the ceilings and walls, arches, exposed beams, a large ancient fireplace and all the atmosphere of ancient Tuscany.

The entrance that serves two apartments leads to the house which consists of an entrance hall, kitchen with dining area, living room with fireplace, a large double bedroom and a small bathroom. The dominant position of the valley below is panoramic and suggestive.



## Casa Barbarossa

Pisa, Palaia



The sleeping area is composed of 4 double bedrooms with frescoes and en-suite bathroom plus a further small living room. Inside the building, on the ground floor, there is a private garden of 220 sqm which represents a corner of peace and greenery in the middle of the city center where one can enjoy moments of relax. The high quality and refined finishes – parquet floors and antique terracotta-tiled, frescoed walls and ceilings – give elegance and further prestige to the apartment.



## Casa Caterina

### Pisa

Located in an historic building in heart of Pisa, we offer beautiful and elegant luxury apartment recently renovated and currently used as manor house.

The prestigious property is located on the “piano nobile” of the palace, develops on one floor only on an area of about 200 sqm and it is furnished with a perfect combination of styles between contemporary design and pieces of architecture of the time.

Internally it consists of hallway from which you can access to the living area composed of living room, dining room, kitchen with amazing finishes and study room.

**€690,000**



*check out our website for all the photos*

**Casa Caterina**  
Pisa



## Casa Elisa

Pisa, Volterra

Inside of the beautiful historical center of Volterra, we offer this beautiful apartment totally restored which develops on 2 levels and that has independent entrance.

- 105 sqm
- 2 living rooms
- 2 bedrooms
- 2 bathrooms
- kitchenette
- 2 storage rooms
- laundry room

**€295,000**



Internally on the raised ground floor CASA ELISA consists of entrance hall with storage with mezzanine, living room, laundry room and a small bathroom.

A lovely masonry staircase leads to the first floor which consists of open space living room with kitchenette, fireplace, 2 bedrooms, bathroom with forced ventilation and a small storage under roof.



check out our website for all the photos

**Casa Elisa**  
Pisa, Volterra



Internally the apartment which occupies an area of 50 sqm consists of entry hall, living room with wood fireplace that can be connected to the methane heating system with a simple intervention, kitchenette, 2 bedrooms, 1 bathroom and a balcony with an amazing panoramic view. The property also includes a cellar on the ground floor, which has also been renovated, used as laundry room. The apartment is fully renovated with high quality materials: the exposed brick vaults have been recovered, the original entrance door has been restored and all the external fixtures are made of wood with double glazing and shutters.



### Casa Panorama Pisa, Volterra

Located in one of the characteristic alleys of the historic center of Volterra, we find an apartment that is part of a building divided into 3 real estate units in total, of which this occupies the first floor. The property has been fully renovated: from the recovery of the various niches to the custom-made furniture, as well as the realization of the wrought iron railing and the sun awning of the balcony.

€150,000



### Casa Panorama Pisa, Volterra



## Casa Sibilla

Pisa, Santa Luce

Few kilometers from the sea immersed in the quiet of the Tuscan countryside near the famous Buddhist center of Pomaia, we offer for sale this lovely apartment located inside a typical Tuscan village which consists of holiday homes and apartments equipped with all comforts such as convenient parking and a large swimming pool. Casa Sibilla is on the first and last floor of a building with independent entrance. The house has been recently renovated and finished to create a pretty and welcoming environment.

€145,000



The apartment enjoys an amazing panoramic view overlooking the countryside and it consists of: large living room with kitchen, 1 master bedroom, 1 bathroom with window and a storage room. Lovely balcony which links the living room to the bedroom. One parking space in the shared parking area included.

Casa Sibilla is also excellent as an investment due to its proximity to the Buddhist center which it means a tourist rental both in summer, winter and mid-season.



check out our website for all the photos

**Casa Sibilla**

Pisa, Santa Luce



The building is accessed through a door that serves two apartments: in particular Casa Alcova is on the first floor and internally consists of corridor, living room with kitchenette, 1 double bedroom, 1 smaller bedroom and a bathroom without window but with forced ventilation system and with shower.

The house has fine finishes such as the built-in kitchen which has original ancient cement tiles and wooden beams and is in general excellent maintenance condition.

Given the particular characteristic location, the house lends itself to being an excellent investment opportunity given its easy location on the short-term rental market.



## Casa Alcova

Livorno, Campiglia

In the historic centre of the medieval village of Campiglia Marittima, nestled on a hill in the Val di Cornia on the Etruscan Coast just a few steps from the main square we find CASA ALCOVA.

This lovely and unique apartment of 55 sqm is placed on the first floor of an ancient building and it has been completely renovated about 30 years ago: the continuous maintenance care over the years has ensured that its conditions are still excellent.

**€125,000**



check out our website for all the photos

**Casa Alcova**  
Livorno, Campiglia



## Casa le Terrazze

Pisa, Lajatico

Lovely apartment located in the historic centre of the small village of Orciatice, a few kilometers from the famous Lajatico and from the medieval town of Volterra.

CASA LE TERRAZZE is spread over 2 floors with an overall surface area of 155 sqm and is enriched by 2 large terrace – from one of which is possible to enjoy a pretty panoramic view.

Internally the house on the ground floor consists of large double living room with fireplace, a bathroom, a kitchen with dining and storage and direct access to one of the terraces.

**€125,000**



The property also has an attic floor with high ceilings and various rooms where it's possible to create a further living area or guest-rooms.

Casa Le Terrazze has retained over the years its original character and typical elements such as brick arches, terracotta floors and wooden beams ceilings.



check out our website for all the photos

**Casa le Terrazze**

Pisa, Lajatico



Over the years the property has maintained the main features of the original building. In particular you can still admire the frescoes of the main rooms whose construction dates back to the first half of 1700.

Despite this, it still needs major renovation works. Access to the living area located on the second floor is through a frescoed staircase and consists of kitchen, study room, lounges, bedroom with frescoed alcove and bathroom.

The upper floor has double access: the main one directly from the staircase and one inside the apartment and consists of several room and several storage rooms. Unlike the floor below, this level doesn't have frescoes and the floors are mainly wooden beams and rafters. The property is completed by a small roof terrace that offers a beautiful panoramic view.



## Casa Storica

Pisa, Volterra

Located in an historical Renaissance building in the historic center of Volterra and close to one of the most important streets of the town, we offer for sale amazing apartment of 395 sqm that spread over 2 levels and located on the 2° and 3° floor of the building.

The historic palace was presumably built between 1400 and 1500 and was purchased by a noble gentleman in the mid-1800's becoming the home of the family who has handed down the property to the present day. The rooms on the top floor, once inhabited by the servants, still have the iron bells used by the owner for the "service calls".

€320,000



check out our website for all the photos

**Casa Storica**  
Pisa, Volterra



## Casa Genesisio

Livorno, Gabbro

Located in the splendid setting of the Fattoria Mirabella just 15 minutes from the sea of the Etruscan Coast and a few kilometers from the international airport of Pisa, we offer this nice and welcoming apartment located on the top floor with lift of the historic farm complex.

- 65 sqm
- 1 double bedroom
- 2 bathrooms
- living room 30 sqm
- kitchenette
- shared swimming pool
- parking space

**€85,000**



CASA GENESIO develops through a large living area of over 30 square meters with a kitchenette which leads to both the first bathroom in the living area and the double bedroom with an additional en-suite bathroom. The house is in excellent maintenance conditions and it is sold fully furnished. The complex of Fattoria Mirabella is equipped with a spacious panoramic swimming pool overlooking the gentle Tuscan hills and it is an ideal and special place for those who want to have a small house in the amazing Tuscan countryside. Also excellent as an investment given the proximity to the coast and the main Tuscan tourist destinations.



## Casa Genesisio

Livorno, Gabbro



Casa Pino has a surface area of 151 sqm with independent access and developed on 2 levels and the basement. On the groundfloor it is composed by living room with fireplace, dining room, kitchen, bathroom with shower, terrace with panoramic view. On the first floor it is composed by 2 double bedrooms, a bathroom with shower and a cupboard under the stairs. The private garden of 151 sqm has a direct access to the common park and a terrace with panoramic view overlooking the hills of Volterra.



## Casa Pino

Pisa, Chianni

Located on the rolling green hills in the heart of Valdera, between cities of art such as Pisa and Firenze, Borgo Clanum is a residential complex of 12 apartments with independent access. Toscana One has been commissioned to sell 5 of these apartments. The residential complex is far 5 minutes by walk from the historical small town of Chianni and it has a total surface area of about 2,422 sqm. It has a common area that includes a large green area with pedestrian paths, a communal pool and private parking. Borgo Clanum is an architectural project in rustic tuscan style that wanted to preserve the spirit of ancient country houses, using high quality materials combined with recovered materials such as wooden beams and terracotta bricks.

**€590,000**



*check out our website for all the photos*

**Casa Pino**  
Pisa, Chianni



**DISTANCES IN KM**

*Our  
Tuscany*

	Pisa	Pisa Airport	Florence	Siena	Lucca	Volterra	San Gimignano	Coast	Railway station	Golf course	Thermal SPA
1 Chianni	32	82	82	99	54	50	63	23	15	33	15
2 Castiglioncello	36	105	105	168	39	55	102	0	2	28	42
3 Lido di Camaiore	31	39	106	175	32	106	113	0	11	93	75
4 Rivalto	37	76	76	82	50	33	45	35	6	28	6
5 Montaione	57	61	61	58	61	20	20	60	11	9	12
6 Lajatico	48	78	78	69	59	17	36	41	17	30	26
7 Golf Course Castelfalfi	49	63	63	59	53	28	21	60	12	2	13
8 Palaia	70	60	60	38	74	30	0	71	12	21	18
9 Lari	26	74	74	86	44	43	58	28	12	27	12
10 Santa Luce	32	82	82	99	54	50	63	23	15	33	15
11 Tirrenia	18	15	91	163	40	78	85	0	16	2	47



**Our working areas**

UPDATED TO MARCH 2022



Livorno march 2022

*We turn your **dreams** into **houses***  
*Since **1957** we sell the **most charming countryside** of the world*



Sesto Fabbri, real estate broker from 1957  
in Chianni and Casciana Terme



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