

Calci – Toscana

Former mill renovated into housing

Property ID: IT242941172



www.von-poll.it

PURCHASE PRICE: 495.000 EUR • LIVING SPACE: ca. 400 m² • ROOMS: 8 • LAND AREA: 6.000 m²

Property ID: IT242941172 - 56011 Calci – Toscana

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

Property ID: IT242941172 - 56011 Calci – Toscana

At a glance

Property ID	IT242941172
Living Space	ca. 400 m²
Rooms	8
Bedrooms	4
Bathrooms	3
Type of parking	4 x Other

Purchase Price	495.000 EUR
Commission	Subject to commission
Total Space	ca. 400 m²

Property ID: IT242941172 - 56011 Calci – Toscana

Energy Data

Energy Source	Gas	Energy Certificate	Energy demand certificate
Power Source	Gas	Final Energy Demand	257.44 kWh/m²a
		Energy efficiency class	G

Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



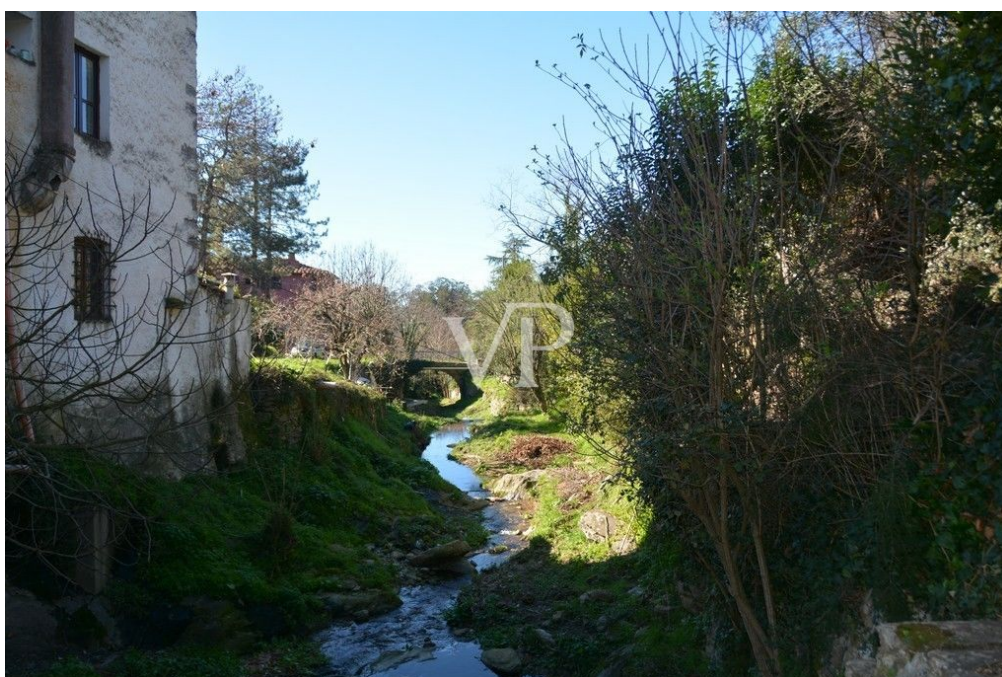
Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

The property



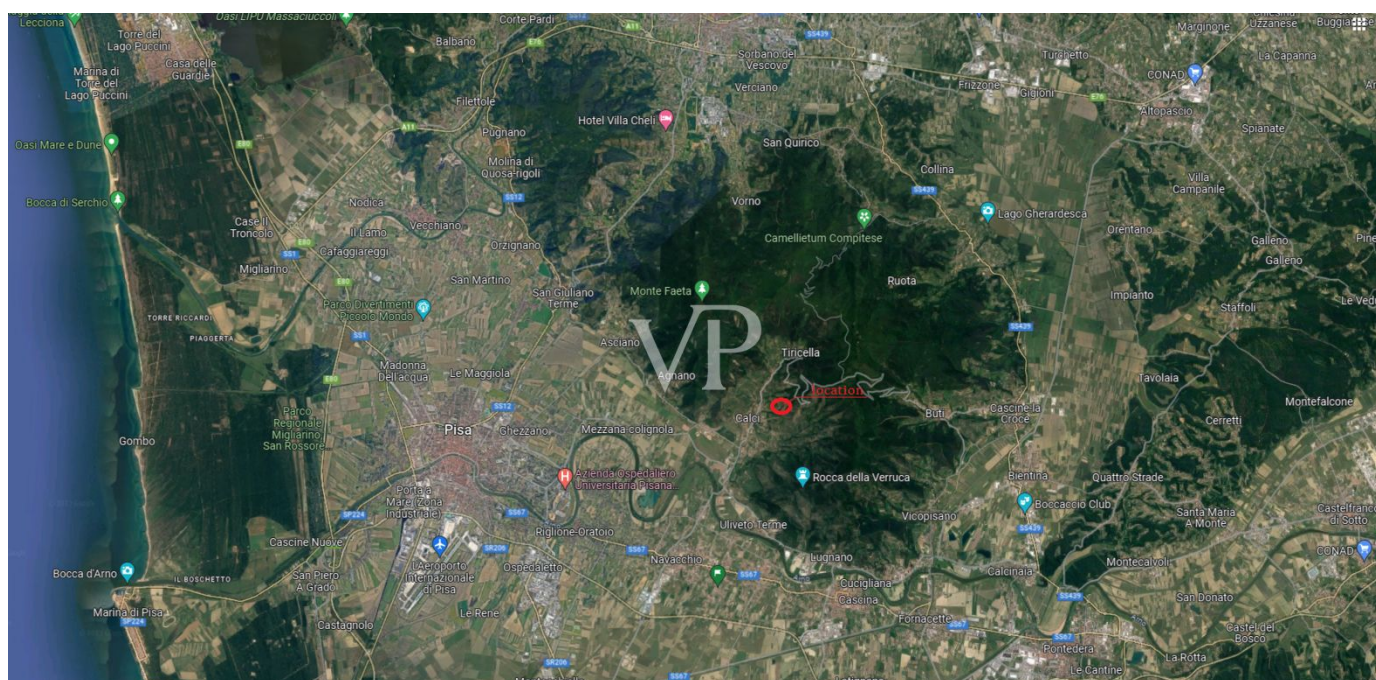
Property ID: IT242941172 - 56011 Calci – Toscana

The property



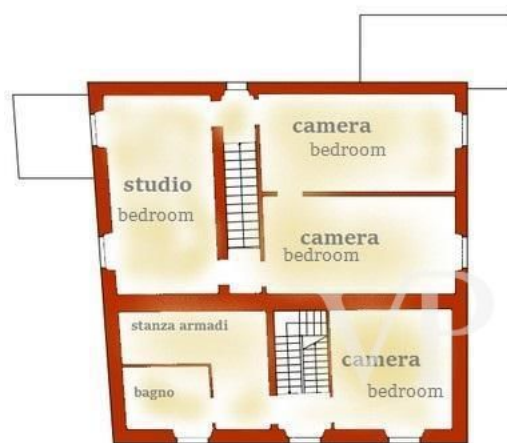
Property ID: IT242941172 - 56011 Calci – Toscana

The property



Property ID: IT242941172 - 56011 Calci – Toscana

Floor plans



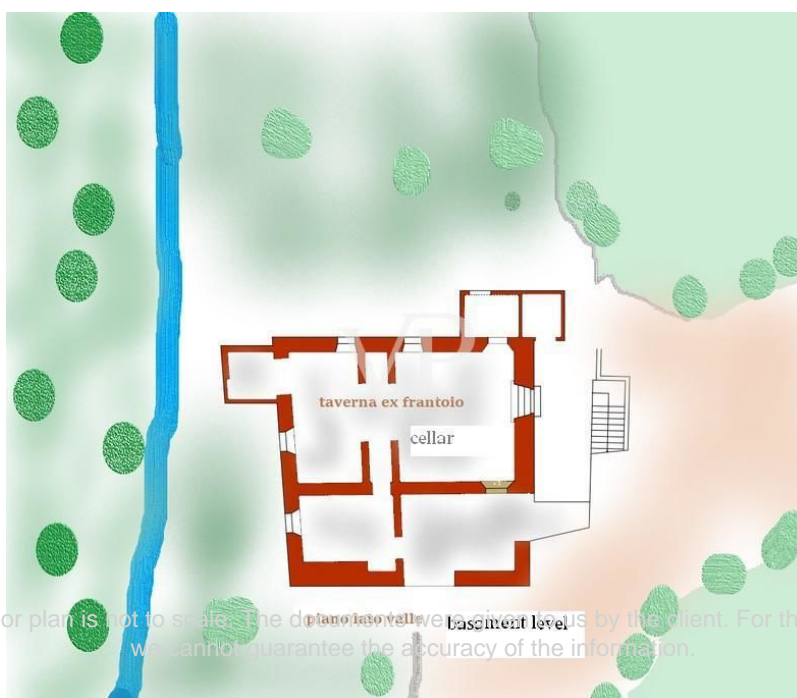
PIANTA PIANO PRIMO

first floor



PIANTA PIANO TERRA

ground floor



This floor plan is not to scale. The details were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT242941172 - 56011 Calci – Toscana

A first impression

Calci is a town located in the province of Pisa, Tuscany, Italy, only 16km from Galileo Galilei International Airport, close to the Tyrrhenian coast and major Tuscan art cities such as Lucca, Florence and Siena respectively 24km 80km and 110km away. No less important are the proximity of the Migliarino San Rossore Massaciuccoli Natural Park perfect for hiking, biking or horseback riding and Torre del Lago Puccini: famous for being the summer vacation destination of composer Giacomo Puccini, where every summer on the lake, there are festivals and performances dedicated to his music.

As throughout Tuscany, Calci is also renowned for its authentic cuisine, which includes dishes such as bread and vegetable soup, Florentine steak, and game dishes prepared using the precious local olive oil.

The presence of the Certosa ancient monastery built in the 14th century by Carthusian monks from Siena, now a world-famous Museum of Natural Science, proves that this place at the foot of the Pisan mountains, rich in water, was and still is ideal for living a healthy life, immersed in the beauty of the surrounding nature. While on the hills that protect the town of Calci from the cold winds coming from the north, there are ancient villages and farmhouses scattered over a wide area, highly coveted by investors for the panorama and breathtaking views all the way to the sea, where the climate is typically Mediterranean, characterized by hot, dry summers and mild, wet winters.

On one of the many hills of Calci, near a stream whose flowing water gave motive power to the millstone for the pressing of olives, there is an ancient olive press now restored and converted into a home, which we are pleased to offer for sale.

This property surrounded by a large garden of 6000 square meters with fruit trees and olive trees, can be reached by driving from the capital Calceano a paved municipal road that climbs gently for about 2km, to the entrance of the property, from here through a driveway that crosses a well-kept garden you reach the house.

The building, has been restored respecting the building typology that has preserved the original internal distribution system, the wooden beams and rafters, the old windows and solid internal doors, leaving unchanged the original charm. All the openings overlook the beauty of the surrounding landscape, while from the windows of the rooms located to the south you can see the Piazza dei Miracoli with its unmistakable and unique Leaning Tower.

The building is on several levels: basement, ground floor, first floor and attic. The basement is accessed by external staircase that connects us with a large room once used for pressing olives with adjacent other rooms used for storage and a bathroom. On the ground floor we find a large entrance into the living room with fireplace, a

characteristic eat-in kitchen, with access to the private garden,(where in warm weather you can organize outdoor lunches and dinners in absolute relaxation), another room used as a living room, cozy study and bathroom. On the first floor reached by internal stone staircase, we find the sleeping area with 4 double bedrooms and a bathroom. Finally, from a wooden ladder there is access to a beautiful panoramic roof-terrace currently used as a storage room-storage room.

Property ID: IT242941172 - 56011 Calci – Toscana

Details of amenities

autonomous heating system

hot water system

small olive grove

water for gardening use

Property ID: IT242941172 - 56011 Calci – Toscana

All about the location

Calci is a town located in the province of Pisa, Tuscany, Italy, only 16km from Galileo Galilei International Airport, close to the Tyrrhenian coast and major Tuscan art cities such as Lucca, Florence and Siena respectively 24km 80km and 110km away. No less important are the proximity of the Migliarino San Rossore Massaciuccoli Natural Park perfect for hiking, biking or horseback riding and Torre del Lago Puccini: famous for being the summer vacation destination of composer Giacomo Puccini, where every summer on the lake, there are festivals and performances dedicated to his music.

As throughout Tuscany, Calci is also renowned for its authentic cuisine, which includes dishes such as bread and vegetable soup, Florentine steak, and game dishes prepared using the precious local olive oil.

The presence of the Certosa ancient monastery built in the 14th century by Carthusian monks from Siena, now a world-famous Museum of Natural Science, proves that this place at the foot of the Pisan mountains, rich in water, was and still is ideal for living a healthy life, immersed in the beauty of the surrounding nature. While on the hills that protect the town of Calci from the cold winds coming from the north, there are ancient villages and farmhouses scattered over a wide area, highly coveted by investors for the panorama and breathtaking views all the way to the sea, where the climate is typically Mediterranean, characterized by hot, dry summers and mild, wet winters.

Property ID: IT242941172 - 56011 Calci – 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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com