



LIMEDIA WITH ALL ITS EXCLUSIVE TUSCAN PROPERTIES IS YOUR MISSING LINK TO TUSCANY.

Home in Tuscany... *the easiest way*

## BOOK YOUR INSPECTION TOUR:

OUR BELIEF IS THAT THE BEST WAY FOR YOU TO MAKE A DECISION ABOUT BUYING A PROPERTY ABROAD IS TO TAKE THE TIME TO VIEW IT YOURSELF AS WELL AS TO FAMILIARIZE YOURSELF WITH THE AREA YOU ARE LOOKING TO PURCHASE. ONCE YOU BOOK AN INSPECTION TOUR WITH LIMEDIA ONE OF OUR CONSULTANTS WILL BE AT YOUR DISPOSAL IN ORDER TO HELP SELECT THE PROPERTIES THAT MEET YOUR CRITERIA AND BUDGET, PRIOR TO YOUR ARRIVAL. EVENTUALLY THEY WILL REFINE A SELECTION OF PROPERTIES THAT MEET YOUR INDIVIDUAL NEEDS AND PREPARE A TAILOR MADE ITINERARY FOR YOUR VISIT. UPON YOUR ARRIVAL YOU WILL BE MET BY OUR LIMEDIA CONSULTANT AND THEY WILL SHOW YOU THE SELECTED PROPERTIES, PROVIDING ALL THE LEGAL AND TECHNICAL INFORMATION. OUR INSPECTION TOURS ARE PERSONALIZED TO ENSURE THAT YOUR TIME IN TUSCANY WILL BE BOTH ENJOYABLE AND REWARDING.

To arrange your personal inspection tour, please contact us or visit our website.

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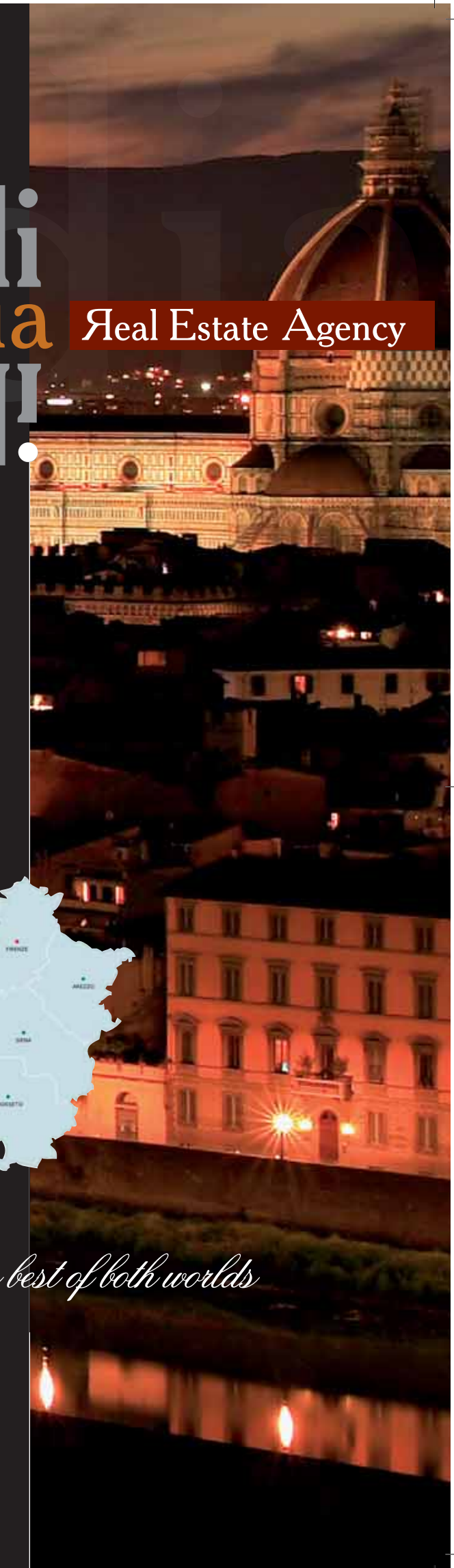
[www.limediatuscanyhouses.com](http://www.limediatuscanyhouses.com)



# limedia Real Estate Agency

*Exclusive Tuscan Homes.. the easiest way to enjoy your life*

- Farmhouses
- Hamlets
- Properties by the sea
- Apartments
- Villas
- Historical buildings



LIMEDIA REAL ESTATE AGENCY is proud to be a member of the Federation of the Italian Estate Agents (F.I.A.I.P.) because promotes transparency and assurance, essential values to gain the trust of customers. FIAIP is the first network of real estate agents operating in Italy and abroad, focused on customers. FIAIP members operate in full compliance with the law always inform clients and families on costs, risks and benefits of their real estate transactions.

Limedia RE AGENCY is able to offer a unique service by well travelled staff experienced in property sales which will ensure the competence and the high skill level needed in order to guarantee the safety of clients' property investment in a second home in the nicest locations in Tuscany and, adopts a policy of on-going research in order to provide its clients with a wider choice of exclusive property solutions.

In the event that none of the properties on offer meet your expectations "property finders service" is offered to our clients due to our established network of business contacts with Real estate agencies, developers and private vendors throughout Tuscany and we will assist you in looking for your dream home and find the property that meets your requirements without turning your property selection into a nightmare **at not extra costs.**

Our objective is to provide an outstanding service to all of our customers and as we understand that the buying process in Italy might be unfamiliar, a LIMEDIA consultant will be assigned to your transaction and will support and assist you throughout the entire buying procedure. LIMEDIA's "personal support package" will provide the following services:

- Property sourcing
- Inspection visit
- Translation services
- Full mediation services
- Legal services
- Financial consultancy for mortgages or financing
- Architects and interior designers for renovation or refurbishments and supply of furnishings
- After-sale services

*Seaside and countryside. The best of both worlds*

limedia Real Estate Agency [www.limediatuscanyhouses.com](http://www.limediatuscanyhouses.com)

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## Chianni (Pisa) - TUSCANY

**FEATURES:**

Freehold property  
1 Bedroom Duplex apt  
High rental potential  
Completely renovated in Tuscan style  
Completely furnished in Tuscan style  
Wooden beams and terra cotta flooring  
Independent heating with boiler (caldaia)  
Original stone building  
Easy parking  
Walking distance to shops and markets  
Only 35 minutes from Pisa airport  
10 minutes from Lajatico village (Teatro del Silenzio and Andrea Bocelli Concert)  
20 minutes from Volterra  
35 minutes from San Gimignano  
No building monthly fees

**Price 98.000 Euro ( including furniture ).**



Located in the centre of a quaint, medieval village which offers restaurants, pizzerias, bars, general shops, bank and post office. This charming apartment of 40 sq. mt. is nicely furnished. A staircase leads from the ground floor to the first, which consists of a living room with large Tuscan fireplace and kitchenette. The large bedroom with additional single bed leads to the bathroom with shower, all on the second floor.

## Chianni (Pisa) - TUSCANY

**FEATURES:**

Freehold property  
Stunning views  
Wooden beams  
In the village centre  
Ready to move in  
Original stone building  
High rental potential

**Price 105.000 Euro**



4 new apartments in an exclusive medieval village  
This property is situated in a position which dominates views of the valley. The developer, specialized in the refurbishments of ancient Tuscan properties, has designed 4 one bedroom apartments with Tuscan details.  
The residential Village of Chianni offers restaurants, bars and delicatessen and the Spa town of Casciana Terme is a short distance away.

## Casciana Alta - Lari, (Pisa) - TUSCANY

**FEATURES:**

Freehold property  
High rental potential  
Good location with valley views  
Restored Tuscan Palazzo  
2 two bedroom apartments remain available  
Terracotta ceiling tiles and wooden beams  
Garden, garage

**Two bedrooms from 140.000 Euro**



Perched on the top of a hill in the western area of Chianti between Pisa and Volterra, Casciana is a delightful village dating back to 11th century. The ancient palazzo that is situated in the centre of the village offers shops, restaurants and cafes, will offer two, exclusive 2 beds apartments with typical Tuscan finishes. The apartments will feature terracotta floor tiles, ceiling tiles and wooden beams with spectacular views of the valley.

## Terricciola (Pisa) - TUSCANY

A perfect place to sample La Dolce Vita set in the beautiful tuscan Countryside.  
Freehold property  
Original renovated historic building  
Lovely views  
High rental potential  
Communal swimming pool  
Superior quality finishes  
2 one bedroom apartments remain. Private parking

**Price Starting from 125.000 Euro**



The historic palazzo was built in the 17th Century and has been converted into several individual apartments with a swimming pool, private gardens, car parking. The village is only 25 minutes from Pisa Airport. The apartments overlook the typical tuscan landscape, dotted with cypress trees, vineyards and olive groves. Two apartments are available and have maintained many of the original interior features such as wooden beams and cotto tiles and frescoed walls.

## Seaside and countryside. The best of both worlds



### Palais (Pisa) - TUSCANY

Farmhouse Belvedere is a beautiful rural building which has undergone a careful and extensive restoration and it has been converted into three exclusive apartments with a shared pool and sun-bathing area over spectacular views across the valley of Valdera with its dominant position on top of the hill. The carefully researched details and features and the choice of building materials made by the architects reflect the passion for our history.

The property is located in the western Chianti Hillsides close to the medieval village of Palais which dates back to the 11th century. Only 25 minutes drive from Pisa international airport.

Freehold property  
Stunning views  
Superior quality finishes  
3 apartments: choice of 2 and 3 bedrooms  
communal swimming pool  
Tuscan features

**Two bedrooms from 260.000 Euro  
Three bedrooms from 330.000 Euro**



### Casale Castellaccia TUSCANY

The farmhouse is situated in a panoramic area with a lovely view over its 10 hectares of land, part of wood and olive grove (90 olive trees). The 18th century farmhouse has been recently restored and refurbished keeping most of the original features where possible and it has been divided into two units. The main 200 sqm farmhouse features 4 bedrooms and 2 bathrooms and the remaining 140 sqm guest apartment features 3 bedrooms and two bathrooms.

The casale is also surrounded by a hectare of perfectly kept land. The house is approached along a private driveway which terminates in a large turning and parking area to the front of the property. Only 25 minutes drive from Pisa airport and very close to the coast.

**For sale: 1.140.000 Euro freehold**

