



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Farmhouse with outbuilding, olive and fruit trees very close to Volterra | Real estate Tuscany



IT-C0126-KA

Panoramic view  
56048 Volterra  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	56048
<b>Country</b>	Italy
<b>City</b>	Volterra
<b>Additional geographical information</b>	Pisa
<b>Living space</b>	approx. 380 m <sup>2</sup>
<b>Number of rooms</b>	9
<b>Plot size</b>	approx. 6.500 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	5
<b>Asking price</b>	899.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

The farmhouse near Volterra has an optimal south/west orientation and offers exceptional sunsets.

The Tuscan farmhouse was completely restored around 20 years ago and converted into a residential house. The traditional and original features of the Tuscan farmhouse were retained with great care and the use of high-quality materials such as natural stone, wooden beams, terracotta floors and chestnut wood fixtures.

The area of the main house is approx. 300 m<sup>2</sup>, spread over two levels. The ground floor consists of a separate entrance with a beautiful living room and fireplace with views of the vaulted brick ceilings and exposed brickwork, followed by the kitchen with exposed beams, the pantry, the laundry room with bathroom, a utility room and a further room which is also used as a study.

From the ground floor there is direct access to the outdoor veranda.

A beautiful internal staircase made of iron and wood leads to the upper floor. There are four bedrooms, one of which has its own bathroom, a main bathroom and a utility room. The master bedroom has a walk-in wardrobe. The floors on this floor are all in excellent condition and consist of parquet or terracotta.

In front of the main house is the 80 m<sup>2</sup> stone outbuilding, which was also completely renovated in 2023. It consists on the ground floor of an open-plan living /kitchen space with bathroom. On the upper floor there is a further bedroom with its own bathroom.

The house is equipped with gas heating and a pellet stove. Water is supplied via the municipal aqueduct. There is a cistern for watering the garden.

A driveway lined with cypress trees leads to the gate at the rear of the building, where there is ample parking space. The house is surrounded by a plot of approx. 6,500 m<sup>2</sup> with olive trees in production, fruit trees and a beautiful lawn.

The highlight of the house is the panoramic view, a dominant position with remarkable views over the Tuscan countryside but at the same time very close to the city centre of Volterra.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).



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## Location

Only a few minutes' walk / 5 minutes by car from Volterra.



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**Your contact person**

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