



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Magnificent real estate with 2 houses  
and 2 pools in a prime panoramic  
location, renovated



IT-C437-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. 290 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Plot size</b>	approx. 15.000 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	4
<b>Asking price</b>	1.490.000,00 €
<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

Country house with outbuilding, each with its own pool, in a strategic location. Restored in 2005. Wonderful panoramic view.

Nestled in the unspoilt countryside, this property is just a short walk from a small village with all services, 30 minutes from the sea and 60 minutes from Pisa airport.

The estate consists of two buildings, each with its own swimming pool and privacy.

The farmhouse was expertly renovated by the current owners around 2005. The Tuscan features of the house were respected and furnished with typical Tuscan furniture.

The main house has a gross area of approx. 190 m<sup>2</sup> and offers a large living room with fireplace, a kitchen, a bathroom on the ground floor and three large bedrooms, two bathrooms and a hallway on the first floor.

The living area is complemented by a spacious veranda and the wonderful pool.

The guest house is an independent unit with great privacy and has also been expertly restored and equipped with its own pool.

Here, a kitchen-dining area, two bedrooms, a bathroom and a utility room are available on 2 floors.

A veranda and a private pool are also part of the guest house.

The beautiful view of the Tuscan landscape with the rolling hills and the unique atmosphere of Tuscany is omnipresent.

The property is surrounded by the agricultural land around the houses with a total area of 15,000 m<sup>2</sup>.

Due to the arrangement of the houses with the separate pools, this property is ideal for private use, with the possibility of accommodating holiday guests in parallel without compromising privacy.

More information and floor plans are available on request.

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

## Location

Volterra, Pisa, Tuscany.



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**Your contact person**

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