



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Detached farmhouse with large plot within walking distance to Volterra | Real estate Tuscany



IT-C09-KA

Panoramic view
56048 Volterra
Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56048
Country	Italy
City	Volterra
Additional geographical information	Pisa
Living space	approx. 250 m ²
Number of rooms	6
Plot size	approx. 17.000 m ²
Number of bedrooms	4
Number of bathrooms	3
Asking price	490.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

For sale is this detached farmhouse with annexed land a few steps from the historical centre of Volterra and from the amenities.

The estate boasts a North-East exposition and it is easily accessible from the main road, with which it borders on one side, through an automatic gate.

On the ground floor it consists of a wide hallway, a beautiful living-room, kitchen/dining-room, cloakroom, cellar, utility room and access to the garage/storage.

The ground floor is characterized by amazing cross-vaulted ceilings, terracotta floors and several French-doors which give a sort of continuity between the indoor and outdoor space.

From the hallway, internal stairs lead to the first floor which comprises 4 wide bedrooms, a bathroom with shower and a bathroom with bathtub. The first floor boasts beamed ceilings and terracotta floors.

All utilities are connected with LPG heating, a wood burning stove, electric mains, mains water and air-conditioning. The sale includes 1,7 hectare of land partly garden and partly wood with a beautiful paved area with pergola and outdoor kitchen where it is possible to enjoy outdoor meals.

Despite the closeness of the road, the house is well insulated and inside it is not possible to hear the cars passing by.

For more offers please consult our web site www.real-estate-italy.com.

Location

Distances: airport 62 km, train station 38 km, golf course 30 km, beaches 41 km, Siena town 56 km, San Gimignano 30 km and Florence 81 km.



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Your contact person

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