



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Volterra ! Farmhouse with agricultural business, also possible as a private home | Real estate Tuscany



IT-C459-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. 250 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 190.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Asking price</b>	820.000,00 €
<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

Farm in Volterra countryside, only 10 minutes by car from the centre and the services. Pisa airport is only 1 hour by car as well as the beaches; Florence is one hour and half, San Gimignano is half an hour drive and Siena is one hour, so the estate boasts a strategic location.

The estate comprises a main house a garage a warehouse a barn and 19 hectares of land. The main house develops on two storey for a total of circa 250 sqm and it is currently divided into 2 apartments. The flat on the ground floor consists of kitchen/living-room, bathroom, bedroom, garage and storage. External stairs lead to the first floor apartment which is composed of: kitchen/dining-room, living-room, double bedroom, bathroom and 2 other bedrooms. The first floor apartment requires renovation works. All utilities are connected with mains water, mains electricity and wood burning stove. Near the house there is a 33 sqm garage and a 40 sqm outbuilding with wood burning pizza oven and kitchenette. The garden around the house is very well kept with above ground swimming pool.

The sale includes a 256 sqm warehouse and a 160 sqm barn which were used to store the wheat and tractors. The 19 hectares of land consists of: 13,42 hectares arable land; 1,30 hectare wood and the rest is pasture and wood. The land is perfect also for horses. It is possible to admire a stunning panoramic view over Volterra.

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

## Location

Volterra



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### **Your contact person**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

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