



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Volterra ! Farmhouse with a beautiful garden and saltwater pool | Real estate Tuscany



IT-C473-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. 200 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 2.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Asking price</b>	850.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % inkl. VAT
<b>Condition</b>	Refurbished
<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 property is nestled in the rolling hills between Volterra and San Gimignano and is easily accessible via a short, 300-meter gravel road. The house is surrounded by a 2,000 m<sup>2</sup> garden, adorned with cypress trees, olive trees, and well-maintained plantings and features a beautiful saltwater swimming pool.

The former barn has been expertly renovated and extends over two floors, totaling approximately 200 m<sup>2</sup>. A spacious veranda with breathtaking views of the hills and Volterra is also available.

The house is arranged as follows: A large entrance door leads directly into the spacious and bright living area, comprising a dining room, kitchen, and living room. Also on the ground floor is a double bedroom with its own bathroom and separate entrance. Upstairs, accessed by a comfortable spiral staircase, is the sleeping area with three spacious double bedrooms and a well-appointed bathroom. The warm colors of the kitchen, the original terracotta floors and the sturdy chestnut beams create a timeless and inviting atmosphere.

In addition to air conditioning (heating and cooling), there is LPG heating, supplemented by a pellet stove, and underfloor heating.

The well-maintained and landscaped garden with a remote-controlled automatic irrigation system and a rainwater harvesting tank invites relaxation. The large pool measures 4.5 x 9 meters and is equipped with sunshades and loungers and features a travertine sunbathing area.

There are two wooden outbuildings used as a tool shed and storage area.

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

## Location

Volterra

Distances: Volterra 10 km, San Gimignano 30 km, Siena 60 km, Florence 80 km, Cecina 50 km from the sea and the Tuscan coast, Pisa airport 54 km, Bolgheri 51 km.



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**Your contact person**

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