



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

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	56048
Country	Italy
City	Volterra
Additional geographical information	Pisa
Living space	approx. 200 m ²
Number of rooms	6
Plot size	approx. 2.000 m ²
Number of bedrooms	4
Number of bathrooms	2
Asking price	850.000,00 €
Brokerage	for the buyer 4,88 % inkl. VAT
Condition	Refurbished
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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 m² 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 m². 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.

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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