

# Volterra! Authentic farmhouse with 6 hectares of land in a scenic location | Real estate Tuscany



IT-C475-KA

Panoramic view 56048 Volterra Italy



## Data overview

Type of property House

Kind of property Country-/Farmhouse

Postcode56048CountryItalyCityVolterraAdditional geographical informationPisa

**Living space** approx. 340 m<sup>2</sup>

Number of rooms 6

Plot size approx. 62.000 m<sup>2</sup>

Number of bedrooms 3 Number of bathrooms 2

**Asking price** 760.000,00 €

**Brokerage** for the buyer 3,66 % incl. VAT

**Condition** Refurbished

Contact person Real Estate Italy

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# Description

This typical Tuscan farmhouse is nestled in the rolling hills between Volterra and San Gimignano.

The property is easily accessible via a 2 km long gravel road, which leads to the main road to Volterra (approx. 5 km). The house enjoys complete privacy and offers breathtaking views of the Volterra hills.

The property comprises a main building, other registered buildings and 62,000 m<sup>2</sup> of agricultural land.

The main house extends over two floors, totaling 230 m² of living space, plus a 50 m² basement. The layout of the main house is as follows: an entrance hall leading to the living/kitchen area, a large living room with majestic vaulted ceilings, a fireplace and another door to the outside, a utility room, and a bathroom. Both an internal and an external staircase lead to the first floor. Here, there is a large living room with panoramic views, an entrance hall, a bedroom, another large double bedroom, a bathroom and a study. A further internal staircase leads to the tower/attic, a charming room with exposed beams and rafters.

Outside, there is an old, 24 m<sup>2</sup> grain storage building that requires renovation, a 36 m<sup>2</sup> single-story storage building and various storage rooms/cellars accessible from the lower side of the main house.

The property is fully equipped with central heating via fireplaces, a gas stove in the kitchen and a connection to the municipal water supply.

The property includes 62,000 m<sup>2</sup> of agricultural land with a dense olive grove, fruit trees, and a beautiful vegetable garden. The land is also suitable for planting a vineyard and has a wooded area where wild produce such as mushrooms and truffles grow.

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### Location

Volterra 7 km, San Gimignano 40 km, Siena 70 km, Florence 80 km, Cecina 50 km from the sea and the Tuscan coast, Pisa airport 54 km, Bolgheri 51 km



#### Your contact person

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