



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

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
Postcode	56048
Country	Italy
City	Volterra
Additional geographical information	Pisa
Living space	approx. 340 m ²
Number of rooms	6
Plot size	approx. 62.000 m ²
Number of bedrooms	3
Number of bathrooms	2
Asking price	760.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Refurbished
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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 m² 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 m² grain storage building that requires renovation, a 36 m² 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 m² 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.

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

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



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Your contact person

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