



**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

<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. 340 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 62.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	760.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. 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

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 m<sup>2</sup> of living space, plus a 50 m<sup>2</sup> 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



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**Your contact person**

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