



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Two country houses in a prime panoramic location between Lajatico and Volterra, very well maintained



IT-C481-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. 420 m ²
Number of rooms	18
Plot size	approx. 8.000 m ²
Number of bedrooms	11
Number of bathrooms	7
Asking price	799.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
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Description

Country estate with two farmhouses in a rural setting between Volterra and Lajatico nestled in breathtaking natural scenery.

The property is easily accessible via a private road and is approximately 13 km from the nearest shops.

The unique and enchanting location offers complete privacy in a tranquil oasis, yet is close to towns such as Volterra, San Gimignano and Lajatico.

The property is currently used primarily as a holiday rental.

The estate features renovated apartments in a rustic Tuscan style, two two-story buildings, a 200 m² barn and an 11 x 5 m swimming pool. The estate is surrounded by 8,000 m² of land with the option to purchase additional agricultural land.

The main building measures 260 m².

The ground floor comprises a large entrance hall, a spacious breakfast room, a kitchen, a reception area and a bathroom. Adjacent to the main building is an apartment with a separate entrance, comprising a kitchen, bedroom and bathroom, as well as a further bedroom with an en-suite bathroom and separate access from the loggia.

An external staircase leads to the first floor, where a large apartment with 130 m² of living space is located, consisting of a combined living room and kitchen, three bedrooms and two bathrooms.

Next to this building is another country house with 160 m² of living space.

The ground floor consists of two apartments, each with a combined living room and kitchen, two bedrooms and a bathroom, each accessible via a separate veranda. The first floor, accessible via an external staircase, includes an apartment with a kitchen, bedroom, bathroom and another bedroom with a storage room.

Adjacent to the main building is a 200 m² garden shed.

All apartments are in excellent condition, meticulously maintained and equipped with Wi-Fi, air conditioning, and heating. They are all furnished in a Tuscan style.

Ideal for holiday rentals and private use.



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Further information and floor plans are available upon request.

Location

Volterra, Pisa, Tuscany.

The city of Volterra is easily accessible, Siena 54 km, Florence 74 km, the Tuscan coast 55 km and Pisa airport 70 km.



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Your contact person

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