



**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

<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. 420 m <sup>2</sup>
<b>Number of rooms</b>	18
<b>Plot size</b>	approx. 8.000 m <sup>2</sup>
<b>Number of bedrooms</b>	11
<b>Number of bathrooms</b>	7
<b>Asking price</b>	799.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<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

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 m<sup>2</sup> barn and an 11 x 5 m swimming pool. The estate is surrounded by 8,000 m<sup>2</sup> of land with the option to purchase additional agricultural land.

The main building measures 260 m<sup>2</sup>.

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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

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