



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Volterra - Share of a house in a well-maintained complex with pool and panoramic views



IT-C039-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. 151 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 125 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	425.000,00 €
<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

View of Volterra.

In the rural surroundings of Volterra, just 4.5 km from the Etruscan city and its amenities, we offer an exclusive residence in a farmhouse completely renovated in the Tuscan style.

The house is located in a residential complex with a swimming pool and parking. The complex is easily accessible via a 1.5 km long, well-maintained country lane and features a pedestrian gate and driveway leading to a large parking area with two private spaces.

The residence for sale is a three-story terraced house with a total gross area of approximately 150 m<sup>2</sup>.

From the approximately 125 m<sup>2</sup> private garden you enter the house which features an entrance hall with a large, arched glass door, an open-plan living/dining area with a kitchen, a vestibule, a bathroom with a shower and an internal staircase leading to the basement with a laundry/storage room. The first floor comprises two large bedrooms and a bathroom with a shower.

The renovation of the farmhouse, completed in 2009/2010, preserved and highlighted the building's characteristic features such as the exposed exterior walls, the handcrafted terracotta floors and the beautiful beamed ceilings.

Large windows provide ample natural light and offer stunning sunset views.

All utilities are connected to the municipal water supply and the liquid gas heating system.

The property includes a share of the communal saltwater pool and a beautiful travertine solarium, two parking spaces and an additional small plot of land for private use.

The view from the village is breathtaking, offering a 360° panorama of the surrounding landscape.

The view of Volterra illuminated at night is particularly impressive. Thanks to its spaciousness and proximity to the city, this house is perfectly suited as a primary residence.



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Further information and floor plans are available upon request.

## Location

Volterra, Pisa, Tuscany.



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### **Your contact person**

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