Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Detached country house close to Volterra I Real estate Tuscany



IT-C499-KA

Panoramic view
56048 Volterra
Italy

# Data overview

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|---|---|
| **Type of property** | House |
| **Kind of property** | Country-/Farmhouse |
| **Postcode** | 56048 |
| **Country** | Italy |
| **City** | Volterra |
| **Additional geographical information** | Pisa |
| **Living space** | approx. 200 $m^2$ |
| **Number of rooms** | 7 |
| **Plot size** | approx. 2.292 $m^2$ |
| **Number of bedrooms** | 4 |
| **Number of bathrooms** | 3 |
| **Asking price** | 790.000,00 € |
| **Brokerage** | for the buyer 4,88 % incl. VAT |
| **Condition** | Well maintained |

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# Description

Detached country house near Volterra.

Designed as both a private residence and a holiday property, the house is located in a quiet location.

The main house is spread over two floors with a gross area of approximately 200 $m^2$ and is set within a private plot of 2,292 $m^2$.

The ground floor is accessed via a covered entrance and leads into the living area, which features a spacious living room, a kitchen and a bathroom.

An internal staircase leads to the lower level, comprising four bedrooms, two bathrooms and a storage room. All bedrooms are also directly accessible from the courtyard via a separate covered entrance.

The property also includes ancillary rooms and a large garage. The house is in excellent condition.

The outdoor area features 20 productive olive trees, a beautiful swimming pool (10 x 5 m) and ample parking space.

Heating is provided by an LPG system with underfloor heating. Three cisterns serve as water reservoirs.

A 4.5 kW photovoltaic system is also installed.

The property is easily accessible and in excellent conditions.

The farmhouse is currently used as a holiday rental and generates excellent rental income during the summer season.

Further information and floor plans are available upon request.

# Location

Volterra, Pisa, Tuscany.

The property is located 12 km from the Etruscan town of Volterra, 40 minutes from the sea and less than an hour from Pisa International Airport.

Shops, bars, restaurants, banks and all other daily amenities are just a few minutes' drive away.

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**Your contact person**

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