



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Detached country house close to Volterra | Real estate Tuscany



IT-C499-KA

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. 200 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 2.292 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	880.000,00 €
<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

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<sup>2</sup> and is set within a private plot of 2,292 m<sup>2</sup>.

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.



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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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