Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Exclusive, detached Tuscan country house with a private garden I Real estate Tuscany



IT-C509-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. 123 m^2
Number of rooms	5
Plot size	approx. 200 m^2
Number of bedrooms	2
Number of bathrooms	2
Asking price	350.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained

Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Situated just a short distance from the historic center of Volterra, this delightful, fully renovated detached country house offers a wonderful panoramic view of the Tuscan landscape and the town itself.

The property is surrounded by its own private garden.

Spanning approximately 123 m^2, the house is distributed across the ground floor, a mezzanine level and a lower level. While it has been rebuilt from the ground up, it retains the authentic character of a traditional Tuscan home with exposed wooden beams that create a warm and inviting atmosphere. The property is currently divided into two separate living areas.

The main entrance opens into a bright, welcoming open-plan living, dining and kitchen area on the ground floor. Exposed wooden beams and traditional Tuscan features lend the space a distinctive character, striking a harmonious balance between historical heritage and modern functionality. A particular highlight is the beautiful panoramic terrace, accessible directly from the kitchen.

Also on this level are a practical utility/laundry room and a bright, fully renovated bathroom with a window. An internal staircase leads to a charming mezzanine level, currently used as a sleeping area which offers a cozy and intimate ambiance.

The lower level features both an internal connection and its own independent external entrance; it is currently used for holiday rentals. It includes a comfortable open-plan living and kitchen area, a spacious double bedroom, a bathroom and a useful storage room.
The internal connection between the two levels is currently closed, allowing the owner to use the ground floor for private purposes while the lower level is rented out. The entire property underwent extensive renovation in 2009, with a strong focus on material quality, living comfort and efficiency. Insulation measures were implemented and the interior spaces were designed for practical, functional use. Features include new window frames, all necessary technical certification, a pellet stove, a boiler (replaced in 2025) and solar panels for hot water heating. Well-proportioned, light-filled rooms finished with high-quality materials make this an exceptionally attractive home.

Another highlight is the private garden, spanning approximately 200 m^2. A covered parking space adds further practical value, all while being situated in close proximity to the historic town center.

Additionally, there is access to water from a natural springshared with three other partieswhich is currently used for irrigating the outdoor areas.

The property also offers magnificent views of both the rolling Tuscan hills and the historic skyline of Volterraa picturesque panorama in every direction.

The property is offered for sale furnished, excluding personal belongings and specific items that the owner has explicitly reserved.

For more offers please consult our web site www.real-estate-italy.com.

Location

Volterra

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Your contact person

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Nicole Siedersberger-King
Lierstraße 8
80639 München
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