



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Beautiful country house in wonderful location near Volterra, excellent overall condition



IT-C389-KA

Panoramablick  
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. 280 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 15.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	4
<b>Asking price</b>	980.000,00 €
<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

Beautifully converted country house in a perfect quiet location.

The house is located 13 km from Volterra and offers a magnificent view of the Tuscan hills.

The farmhouse dates from 2010 and covers a total area of 280 m<sup>2</sup>.

The main house has a cellar, a ground floor and a mezzanine:

Entrance from the external loggia with a panoramic view characterized by a barbecue area and a breathtaking view over the city of Volterra;

Entering the house we find a large living room/kitchen with a large fireplace.

From the living area we reach a bedroom with bathroom and, via another small internal staircase from the kitchen, the mezzanine floor where there is a main bathroom and another large panoramic bedroom with double bathroom, a real highlight.

From the living area, another internal staircase leads to the basement. This area of the house consists of a large wine cellar, an additional bedroom as well as a bathroom, the laundry room and finally a technical room where the boiler and the necessary installations for the house are housed. This area is directly accessible from the outside of the building.

The house is perfectly ventilated and insulated.

The systems are functional and autonomous with LPG heating, underfloor heating and furnace. The main bathroom is newly installed in 2022.

There is also air conditioning in all rooms and barrel vaults in the staircase leading to the cellar.

The property is surrounded by 15000 m<sup>2</sup> of agricultural land, part of the land is fenced with lawn and olive trees, surrounded by native plants such as rosemary, sage and fruit trees, there are two underground cisterns and a woodshed with tool shed.

More information and floor plans are available on request.



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## Location

Volterra, Pisa, Tuscany.



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**Your contact person**

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