



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Volterra ! Charming renovated farmhouse with pool | Real estate Tuscany



IT-C393-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. 375 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 11.653 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	985.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<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

This beautiful farmhouse is situated in a quiet location amidst the unspoilt countryside of Volterra, just a few minutes from the town and its amenities.

The charming house has been tastefully restored. Outside, the house there is a terraced garden and a beautiful swimming pool.

The property is easily accessible via a well-maintained country road and comprises a total of 375 m<sup>2</sup> on two floors, accessible via both internal and external stairs, as well as a small original barn of 30 m<sup>2</sup>, currently used as a storage room; however, this room could also be used as a garage.

On the ground floor, the house has a spectacular kitchen with a large cooking island and dining area that leads directly onto the veranda with brick arches. Adjacent to the kitchen is the laundry room and a technical room with pantry. From the kitchen you enter directly into the spacious and bright reception room, which is divided into 3 areas. A winter lounge with an old stone fireplace, a central sitting/dining area and another possible dining area with a large cosy table. There is also a guest bathroom with shower on this level.

On the first floor, the hallway has been converted into a bright, airy, summer living room with access to the balcony where you can enjoy the beautiful views. There are four spacious bedrooms, one of which is currently used as a study with storage. Furthermore, there are three bathrooms, two with shower and one with bathtub.

Thanks to the unusually large windows, the house has plenty of natural light. The house has been completely renovated inside and outside: The walls are painted in terracotta tones, the shutters in pastel shades of green and blue, which used to be typical of farmhouses.

11653 sqm of land, guaranteeing absolute privacy, are part of the sale. Near the house there are some olive trees, beautiful mulberry trees and an old acacia tree. The owners take very good care of the property with a variety of plants, flowers and Mediterranean herbs such as rosemary, thyme and lavender. This quiet and peaceful environment creates a unique and impressive atmosphere.

Part of the property around the house is fully fenced. There are gates at the back of the house and also a large parking area. The swimming pool, surrounded on two sides by a teak terrace, is perfectly embedded in the property; a perfect place to admire the sunsets and the unique view of the city of Volterra and the surrounding countryside.



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## Location

Das Anwesen ist nur 4,9 km vom historischen Zentrum von Volterra, 33 km von San Gimignano, 73 km vom internationalen Flughafen von Pisa, 46 km vom Meer, 83 km von Florenz, 57 km von Siena und 79 km von Lucca entfernt.



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**Your contact person**

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