

# Farmhouse with outbuilding, olive and fruit trees very close to Volterra I Real estate Tuscany



IT-C0126-KA

Panoramic view 56048 Volterra Italy



#### Data overview

Type of property House

Kind of property Country-/Farmhouse

Postcode56048CountryItalyCityVolterraAdditional geographical informationPisa

**Living space** approx. 380 m<sup>2</sup>

Number of rooms 9

Plot size approx. 6.500 m<sup>2</sup>

Number of bedrooms 5 Number of bathrooms 5

**Asking price** 899.000,00 €

**Brokerage** for the buyer 3,66 % incl. VAT

**Condition** Well maintained

Contact person Real Estate Italy

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### Description

The farmhouse near Volterra has an optimal south/west orientation and offers exceptional sunsets.

The Tuscan farmhouse was completely restored around 20 years ago and converted into a residential house. The traditional and original features of the Tuscan farmhouse were retained with great care and the use of high-quality materials such as natural stone, wooden beams, terracotta floors and chestnut wood fixtures.

The area of the main house is approx. 300 m<sup>2</sup>, spread over two levels. The ground floor consists of a separate entrance with a beautiful living room and fireplace with views of the vaulted brick ceilings and exposed brickwork, followed by the kitchen with exposed beams, the pantry, the laundry room with bathroom, a utility room and a further room which is also used as a study.

From the ground floor there is direct access to the outdoor veranda.

A beautiful internal staircase made of iron and wood leads to the upper floor. There are four bedrooms, one of which has its own bathroom, a main bathroom and a utility room. The master bedroom has a walk-in wardrobe. The floors on this floor are all in excellent condition and consist of parquet or terracotta.

In front of the main house is the 80 m² stone outbuilding, which was also completely renovated in 2023. It consists on the ground floor of an open-plan living /kitchen space with bathroom. On the upper floor there is a further bedroom with its own bathroom.

The house is equipped with gas heating and a pellet stove. Water is supplied via the municipal aqueduct. There is a cistern for watering the garden.

A driveway lined with cypress trees leads to the gate at the rear of the building, where there is ample parking space. The house is surrounded by a plot of approx. 6,500 m<sup>2</sup> with olive trees in production, fruit trees and a beautiful lawn.

The highlight of the house is the panoramic view, a dominant position with remarkable views over the Tuscan countryside but at the same time very close to the city centre of Volterra.

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



## Location

Only a few minutes' walk / 5 minutes by car from Volterra.



#### Your contact person

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