



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

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



IT-C0126-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. 380 m ²
Number of rooms	9
Plot size	approx. 6.500 m ²
Number of bedrooms	5
Number of bathrooms	5
Asking price	980.000,00 €
Brokerage	for the buyer 3,66 % 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

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 m², 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 m² 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.

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Location

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



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Your contact person

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