



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Volterra ! Renovated farmhouse in a quiet location only 3 km from the center | Real estate Tuscany



IT-C444-KA

Panoramic view  
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. 160 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 9.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	2
<b>Asking price</b>	460.000,00 €
<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 completely renovated farmhouse is located just a few kilometers (3 km) from the town center of Volterra. The house is accessible via a gravel road.

The property consists of the two-story main house and a plot of 9,000 m<sup>2</sup>.

The main house extends over 160 m<sup>2</sup> plus a veranda, boiler room, and terrace.

The house is divided as follows:

The basement is accessible via a separate entrance from the panoramic terrace, and the adjoining room contains a kitchen, study, bathroom, and cellar/laundry room.

An internal staircase, but also directly from the outside, leads to the ground floor, consisting of a living area with a fireplace, a master bedroom with direct access to the pool area, a hallway, a single bedroom, a bathroom, and another bedroom.

The property is completed by the outdoor veranda and the outdoor terrace with access to the swimming pool.

The house is completely renovated. The house is heated by underfloor heating with a heat pump and a thermo-fireplace.

There is the option of using underfloor cooling, and there is also a 200-liter boiler for hot water connected to the heat pump.

Other important features: The road ends at the property.

The view from the house is truly enchanting, an absolutely fantastic panorama.

The property consists mainly of olive groves with plants in full production. An above-ground swimming pool has been installed on the property. The furniture is not included in the sale

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Volterra - 3 Km



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**Your contact person**

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