

## for sale in Volterra

### € 330.000

### Ref. 1278



**132 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6**

For privacy reasons, the address and the map pointer are purely indicative and do not correspond exactly to the location of the property

Tuscany - Pisa - First campaign of Volterra

In the first countryside of Volterra, 7 km from the historic center and the nearest services, recently renovated semi-detached farmhouse for sale (free on three sides). The house is easily accessible from the paved road and is 132 square meters on three levels.

It consists of: a large porch of 20.10 square meters where it is possible to have outdoor meals, which leads to the kitchen, utility room, bathroom, a large rustic living area with cross vaults; always on the ground floor, with independent access, it is possible to find the technical room with pellet boiler (independent heating)

The external stairs lead to the first floor which is composed of: hallway, bathroom, bedroom, closet and an open space area with kitchen and living room.

The internal stairs lead to the second floor consisting of hallway, 2 bedrooms and bathroom. The house was completely renovated 6 years ago, all systems are certified.

The sale includes 2800 square meters of land with a shelter for cars and a storage room.

The house is easily accessible from the road, but is not busy, being a secondary road leading to Volterra. The location is

flat, however the view is beautiful.

The heating is centralized with a pellet stove but it is always possible to switch to LPG.

Perfect solution not only as a second home but also as a first residence thanks to intimacy, ease of access and proximity to services.

## Certification

**Energy Class:** G

## Features

|                              |                                  |
|------------------------------|----------------------------------|
| Code: 1278                   | Reason: Sale                     |
| Address: Via di Ponti        | Zip Code: 56048                  |
| Municipality: Volterra       | Total Square Meters: 132 sq.m.   |
| Bedrooms: 3                  | Bathrooms: 3                     |
| Rooms: 6                     | State of Preservation: Restored  |
| : 3                          | Level: On two-levels             |
| Total Floor: 2               | Heating: Heating                 |
| Parking: Uncovered Parking   | Current Status: Free to the deed |
| Garden: Private, 2.800 sq.m. | Kitchen: Regular Kitchen         |
| Tv Antenna : Autonomous      | Porch : 20 □                     |
| Closet                       | ADSL Coverage                    |
| Fireplace                    | Telephone System                 |
| Wiring : By Law              | Shower                           |
| Wooden Window Frames         |                                  |

## Nearby

|                    |                  |
|--------------------|------------------|
| Gyms               | Spa              |
| Football Fields    | Fitness Centers  |
| Tennis Courts      | Bike Lanes       |
| Playgrounds        | Railway Station  |
| Public Transport   | Kindergarten     |
| Elementary Schools | Schools          |
| High Schools       | Cafe             |
| Post Offices       | Shopping Centers |
| Municipal Offices  |                  |





