

for sale in Volterra

€ 300.000

Ref. 1342



108 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

TUSCANY - PISA - FIRST VOLTERRA CAMPAIGN NEAR THE CENTER

In the first countryside of Volterra, just 8 km from the historic center, we are negotiating the sale of an independent farmhouse with its own surrounding land. Access to the property is via a small stretch of dirt road in good condition and passable by any car. The road is not owned but the property has the right of way which allows its own access. The farmhouse was originally a former tobacco dryer, it was purchased around 2006 and the last works were done about 6-7 years ago regarding the fixtures and the condensing boiler.

The cottage is approximately 108 m2, arranged on two floors and is composed on the ground floor of a large open space where the kitchen, dining area and living room and bathroom have been created. Through internal stairs but with the possibility of accessing from the outside we reach the first floor where we find two bedrooms, the bathroom and the hallway.

The property is immediately habitable but internal customizations are necessary. There are no system certifications, the

heating system is powered by diesel. There is an imof pit for drainage and sub-irrigation. Accompanying the property we find a small wooden house of 35 m2 which can be used as a tool shed or as an area for children to play. The land of exclusive property, completely fenced, is approximately 2,100 m2, completely flat and easily workable.

There is the possibility of purchasing even more land with separate negotiation.

The farmhouse has a comfortable size which, with small adjustments, could become a real gem in the heart of Tuscany also for its absolute privacy and tranquility. ideal for those who want to live in the countryside to be able to spend their days in absolute relaxation and for those who want to generate income for tourist rentals.

Certification

Energy Class: G

Features

Code: 1342	Reason: Sale
Address: Via San Lino	Zip Code: 56048
Municipality: Volterra	Total Square Meters: 108 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 6	State of Preservation: Good
Level: On two-levels	Total Floor: 2
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 2.100 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
ADSL Coverage	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

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	

