

for sale in Volterra

€ 950.000

Ref. 1659



95 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

FOR PRIVACY REASONS, THE ADDRESS AND POINTER ON 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 - Volterra countryside

We are selling a beautiful Tuscan-style farmhouse with a lovely swimming pool located in the countryside surrounding Volterra. The property boasts a stunning panoramic view and is easily accessible via an excellent paved country road. The property is ideally located, facing south, just 2 km from the town of Volterra, which boasts all essential amenities. The main house is on one level, all on the ground floor, with a truly convenient and comfortable access. It has a gross floor area of 80 square meters, as well as a large pergola that provides access to the interior of the house and to the storage room/utility room in the basement, which also houses the laundry area. The property was completely renovated in 2014, preserving its original features, including beautiful beamed ceilings and exposed stone. All rooms and the house have recently been equipped with air conditioning (both hot and cold). All systems are fully functional, with LPG heating, municipal water supply, state electricity, and a fully compliant sewer system. The house boasts a porticoed entrance that opens onto a wonderful view of the surrounding countryside and the pool below, providing access to the interior of the house. The current layout includes a kitchen with a large dining area, a hallway leading to the sleeping area, which consists of a bathroom, a double bedroom, and another double bedroom with its own en-suite bathroom. All windows in the house are in excellent condition and boast magnificent panoramic views of the surrounding countryside. Adjacent to

the house is the swimming pool, accessible via a characteristic stone staircase surrounded by stone walkways and a landscaped lawn that surrounds the property, supported by an irrigation system. The 10 x 5 meter infinity pool, with a depth of 1.20-1.60 meters, is surrounded by a 1500 square meter plot. The property is completely fenced with an iron entrance gate and a wooden structure in the parking area. The grounds include several olive trees, fruit trees, and numerous mature lavender and rosemary plants, surrounded by local flowers. The property is a true gem, with its southwest exposure and magnificent views. We recommend a viewing as soon as possible.

Certification

Energy Class: F

EPgInr: 323.00 kwh/□

Features

Code: 1659	Reason: Sale
Address: Via San Lino	Zip Code: 56048
Municipality: Volterra	Total Square Meters: 95 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 5	State of Preservation: Excellent
: 3	Heating: Heating
Parking: Uncovered Parking	Garden: Private, 1.500 sq.m.
Kitchen: Regular Kitchen	Terrace
Tv Antenna : Autonomous	Porch
Closet	ADSL Coverage
Cellar	Fireplace
Air-Conditioned	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	





