

for sale in Volterra

€ 315.000

Ref. 1665



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

Tuscany - Pisa - Volterra countryside

We are selling apartments in a renovated hamlet, just 10 km from the picturesque town of Volterra and its amenities. This small hamlet has its origins in the Middle Ages, when it was likely a manor house or castle. It has been expertly and tastefully renovated and converted into 18 apartments, a boutique hotel with a restaurant, a swimming pool, and a chapel. The restaurant and hotel are currently not open or operating, but the current investors/owners are seeking interested buyers/operators. The estate is accessible via a 2.5 km (1.5 mi) slightly bumpy dirt road. It is 22 km (14 mi) from the splendid village of San Gimignano, 74 km (46 mi) from romantic Florence, 51 km (32 mi) from Siena, 103 km (64 mi) from Lucca, 74 km (46 mi) from Pisa International Airport, and an hour's drive from the coast.

Each apartment has a private garden, parking, and use of the stunning infinity pool, which offers breathtaking panoramic views of the Volterra countryside. The hamlet was renovated in 2008 to the highest standards, maintaining the buildings' original features and materials, such as the beautiful terracotta tiles, exposed stone and brick on the exterior walls, and the impressive cross-vaulted and beamed ceilings. All windows are double-glazed and framed in chestnut wood, while the bathrooms feature ceramic tiles handmade by craftsman Francesco di Maio. All rooms are spacious and bright. Twelve apartments have been sold and are currently being used as vacation rentals by the current owners. The panoramic views and pristine location make these apartments a perfect place for a relaxing vacation or an investment to rent, thanks to

their central location between two of Tuscany's most beautiful towns (San Gimignano and Volterra). This unit, spanning approximately 148 square meters, boasts independent access from its private garden. It comprises a splendid living area: a kitchen/dining room with barrel-vaulted ceilings. This room could accommodate a fireplace. Internal stairs lead to the first floor, which opens onto a hallway, bathroom, double bedroom, and master bedroom with ensuite bathroom. The first floor features exposed beamed ceilings. All utilities include city water, city electricity, and LPG heating. The sale also includes an additional garden area not adjacent to the apartment. This is a perfect solution as a vacation home or for renting out, thanks to its excellent location between Volterra and San Gimignano.

Certification

Energy Class: F

EPgInr: 243.70 kwh/□

Features

Code: 1665	Reason: Sale
Address: Via San Lino	Zip Code: 56048
Municipality: Volterra	Total Square Meters: 148 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 5	State of Preservation: Restored
: 2	Heating: Heating
Parking: Uncovered Parking	Current Status: Free to the deed
Garden: Private, 150 sq.m.	Kitchen: Exposed Kitchen
Tv Antenna : Condominium	ADSL Coverage
Wiring : By Law	Shower
Wooden Window Frames	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Playgrounds
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	



