volterracasa.it di creatini francesco
Via Guarnacci, 29 - 56048 Volterra
Phone number 058887915 Mobile 3421248043

for Sale to Volterra



290 square meters | : 4 | : 4 | : 10

Campagna di Volterra In Pisa province, in the lovely verdant countryside of the picturesque Etruscan city of Volterra, for sale a unique and charming authentic Tuscan farmhouse with guesthouse and swimming pool within 92,900 sqm of land.

The estate is 5 minutes from the center of Volterra with its shops and services. It boasts a perfect and convenient location as it is both secluded and private, but at the same time all is accessible, within easy reach including supermarkets and services.

Pisa international airport is 1 hour by car, the beaches are only 50 minutes; San Gimignano is 45 minutes; Castelfalfi golf resort is 40 minutes and in one hour and half an hour it is possible to reach the most attractive towns of Tuscany such as Florence, Lucca and Siena.

The house is 290 sqm on staggered levels and is comprised of 3 units with a total of four bedrooms and four bathrooms plus an office. The main house is reached at the upper level passing through a panoramic balcony giving access to a living-room with fireplace, kitchen, bedroom, bathroom, office (which could easily become a fifth bedroom). Via the internal staircase it is possible to access the top floor where there is a double bedroom and another bathroom.

On the middle level the second unit is a large one-roomed studio apartment that has its own separate entrance. This room features an amazing cross vaulted ceiling with bedroom area, cooking corner and bathroom. Originally it was the 'stalla'-the stable of the house.

The third unit, a guesthouse, has two separate entrances one located on the same level as the stalla where is found a lovely bedroom. Via an internal staircase descending there is a living area/kitchen with a bathroom with another private entrance.

All utilities are connected to electric mains, water mains; heating is by means of a pellet burning stove/boiler; there is air conditioning in two bedrooms. It is possible to admire the typical Tuscan style authentic features such as beamed and vaulted ceilings, terracotta floors, and apparent stone on outdoor and inner walls. The sale includes 92900 sqm of terraced, luxuriant land with olive and fruit trees, , vineyards (expandable), vegetable gardens , Mediterranean scrubs, cypresses and an original fish pool amazingly adorned by wisteria. There are several outbuildings which are currently used for storage for garden tools, wine making equipment and a garage, 24 photovoltaic panels (producing 6 Kwatts) and a new salt water, 12 meters long infinity swimming pool, heated with heat pump and supplied with electric cover and a 15 sqm equipment room underneath. This house is perfect as a holiday home, to be run as B&B and also to be lived in on a permanent basis thanks to its beauty and closeness to the shops and facilities.

The position of the house affords magnificent panoramas and breathtaking views of pristine Tuscan landscapes and spectacular medieval towers of Volterra.

Property details

---> Codice <---: 398	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Volterra
---> Prezzo_Richiesto <---: € 890.000	**---> Totale_mq <---**: 290 square meters
---> camere <---: 4	**---> bagni <---**: 4
---> Locali <---: 10	: 1800
: Yes	





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