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

for Sale to Volterra
: Valle



264 square meters | : 5 | : 6 | : 14

Today I want to present you a newly renovated farmhouse with land, in the lush and enveloping Tuscan countryside.

The perfect place to raise your children in serenity (with a Labrador puppy of course!) Between parties with friends in summer (and outdoor barbecues) and refreshing dives. I was just about to say it: a swimming pool today above ground (but with the possibility of building a basement ... the permit is to be requested !!) completes an already captivating property in itself.

You will arrive at the house very easily, along less than a kilometer of dirt road.

You will leave the medieval city of Volterra behind, just 5 minutes by car and 15 minutes on foot, to immerse yourself in the quiet and lively peace of this farmhouse with panoramic views. We enter the house, you will immediately understand that it is also ideal as an investment for the future.

The property is spread over three levels and can also be used to create more distinct areas and communicated with internal doors: the basement floor, in fact, can be accessed from multiple doors and here multi-purpose rooms are developed, such as living room / kitchen, bedrooms, bathrooms, storerooms, warehouses and utility rooms. The outdoor spaces complete a picture of pure well-being: imagine eating together with all your family in the open air, with the convenience of having the kitchen next door and breathing in the quiet breeze of the Tuscan countryside.

On the ground floor, however, we find the living room / kitchen / dining room / fireplace with access to the magnificent panoramic terrace, imagined here too to enjoy the show ...

coming back inside you have two double bedrooms both with bathroom.

And it didn't end there. On the first floor there are two more bedrooms and a bathroom.

In the surrounding land, about 2480 square meters in addition to the appurtenant courtyard, you will find the pool and relaxing corners really suggestive and finally a vegetable garden full of excellent products and the "Suite" for your chickens, all enriched by the vein of spring water and with more water points.

In short, a multipurpose solution and completely new and certified !!!

but you will need just 50 minutes by car to reach the sea (ready for sand castles, aperitifs at sunset and summer baths' On the coast there are also numerous dog beaches), Florence can be reached in just an hour, such as Pisa (and also the airport) and Siena.

If you are looking for your home with land, not to be restored (but completely customizable) take a few minutes to view the gallery images and photos. Then call me, so as to fix and go see it together, it will surprise you.

Further info.

EXTERIOR
. partly fenced land
. orchard
. olive grove
. small grove
. water cinnamon all over the ground
. fish pond spring water
. timed lighting
. BBQ area
. above ground pool
. gazebo
. parking for 5 cars
. chicken coop and farmyard
. vegetable garden
. large dispersion biological pit
. panoramic terrace
INTERNAL
. satellite wifi
. parable
. double glazed windows with mosquito nets
. coat
. air conditioning
. domestic hot water heat pump 300 liters A +
. heating system with hydro pellet boiler with zone division
. laundry / utility room
. 2 fireplaces plus 2 fittings for wood stoves
. electrical system sectioned for floors
. garage area with bathroom and kitchen / laundry facilities
. water system divided by floors and single rooms
. 2 attics usable as storerooms
CERTIFICATIONS
. APE
. declarations of conformity for the hydro-sanitary and thermal plant
. electrical system declaration
. photographs of the progress of the work, to see the passages of the pipes
INTERIOR SPACE CHANGES
. construction of a large living room kitchen on the ground floor, eliminating the bathroom between the living room and the bedroom (easy-to-remove plasterboard walls), with the possibility of cutting the wall up to kitchen height so as to exploit it as a separation between the rooms height 90 cm

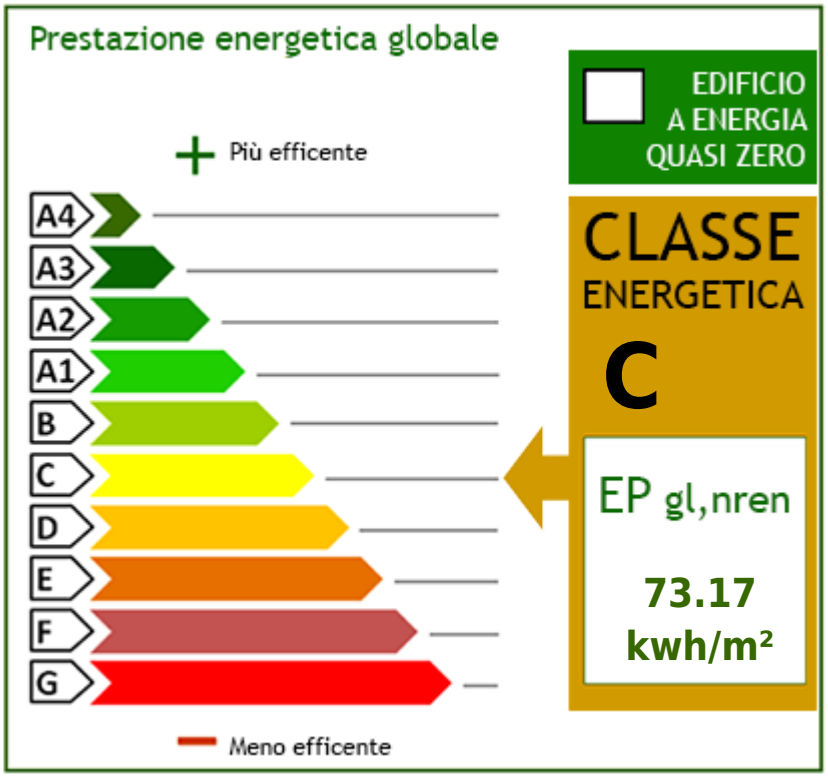
Property details

---> Codice <---: 444

---> Motivazione <---: Sale

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---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Volterra
---> frazione <---: Valle	**---> Prezzo_Richiesto <---**: € 485.000
---> Totale_mq <---: 264 square meters	**---> camere <---**: 6
---> bagni <---: 5	**---> Locali <---**: 14
: 2009	: Yes



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