for Sale to Volterra
: Valle



310 square meters | : 3 | : 5 | : 12

Just 5 minutes from the walls of the center of Volterra, in the splendid setting of the Tuscan hills, is this property consisting of a farmhouse, an outbuilding, and 5.5 hectares of land.

Through a kilometer of gravel road, you immerse yourself into a beautiful natural environment where absolute peace reigns among the hills.

The farmhouse measures approximately 250 square meters and has the classic stone structure spread on two levels, facing the garden with its pergola where it's easy to imagine sharing magic moments of conviviality with family and friends in the summer evenings.

Entering the farmhouse, we find generous spaces on the ground floor such as a kitchen of over 30 sqm with a fireplace and a living room of over 70 sqm characterized by beautiful and well-preserved cross vaults, a bathroom, a half-bathroom, and a closet with the gas boiler which provides for the heating of the farmhouse.

The central staircase leads to the four bedrooms, two of which are currently in step, and a bathroom. With a new layout, you can disengage the rooms by step and create at least one other bathroom.

On the ground floor, two other rooms used for storage could be converted to create extra living space. An original wood-burning oven and a woodshed are accessible from the outside.

The roof, made of traditional chestnut beams and terracotta bricks, and the facades have been recently restored; the interiors, although

habitable, need some upgrading.

Next to the farmhouse, we find the outbuilding, also in stone and set on two levels of approx. 60 sqm. Used as a guest's unit, it consists of a room on each floor, a bathroom, and a storage space. This second building requires modernization.
The surrounding land of 5.5 hectares boasts mature vegetation including olive trees and beautiful cypresses; it is also possible to apply to get permission to build a swimming pool.

This is an ideal property for nature lovers and genuine Tuscan rural homes; moreover, it offers excellent rental potential.
The farmhouse for sale is set just 2 km from the center of Volterra, 45 minutes from the beaches, it takes an hour to reach Florence, Siena, and Pisa with its international airport.

Asking price € 495,000
Total building area: 310 square meters
Land: 5.5 hectares

It's time to call me 3421248043!!

Property details

---> Codice <---: 449	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Volterra
---> frazione <---: Valle	**---> Prezzo_Richiesto <---**: € 470.000
---> Totale_mq <---: 310 square meters	**---> camere <---**: 5
---> bagni <---: 3	**---> Locali <---**: 12
: 1800	: Yes
: 40.000 meters	





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500



volterracasa.it di creatini francesco
Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500