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

for Sale to Volterra
: Sensano



450 square meters | : 1 | : 3 | : 15

Just 20 minutes from the beautiful squares of Volterra and San Gimignano, in the splendid setting of an agricultural village and the Tuscan hills, there is this typical Tuscan farm consisting of a farmhouse, two outbuildings and 12 hectares of agricultural land.

Walking about 500 meters of dirt road outlined by fabulous cypress trees, you are immersed in the bucolic context in which this farm is nestled where absolute peace reigns, among the hills designed by the centuries-old work of man creating beautiful natural hills on which it is located a lush native vegetation and where the view extends deep over the Apuan Alps and along the entire Tyrrhenian coast, we are 570 slm !!!

The farmhouse, exposed on the best exposed side of the village, facing SOUTH-WEST, measures about 300 square meters and is made of a classic stone structure on two levels, with a garden calling to your mind moments of conviviality in the cool summer evenings with the family and friends.

Entering the house, on the ground floor there are generous spaces used as storage rooms (former stables and cellar rooms) ready to be converted into main rooms to be connected to the first floor.

The external staircase leads to the apartment, on the first floor, with a kitchen, a living room, three bedrooms and a bathroom.

In front of the house there are two independent outbuildings on one floor of about 75 square meters and 40 square meters (+36 square meters of other volumes), both used as tool sheds, excellent volumes to realize dream projects.

The surrounding land of 12 hectares, in one body, offers important spaces for agricultural activities, for animal breeding, suitable for horses, and of course to design an infinity pool overlooking a magnificent landscape.

This is a property suitable for lovers of nature and the genuine Tuscan rural houses, but also offers excellent potential as a real estate investment to be split into 4/5 apartments (two / three on the farm and two independent units on one floor with shared infinity pool and parking spaces) or for the construction of a country resort.

The farmhouse is just 20 minutes from the centers of Volterra and San Gimignano, 30 minutes from Siena, 45 minutes from Florence, an hour from the sea and Pisa with its International Airport.

Property details

---> Codice <---: 452

---> Motivazione <---: Sale

---> Tipologia <---:

Region: Toscana

---> Provincia <---: Pisa

---> Comune <---: Volterra

---> frazione <---: Sensano

---> Prezzo_Richiesto <---: Confidential Negotiation

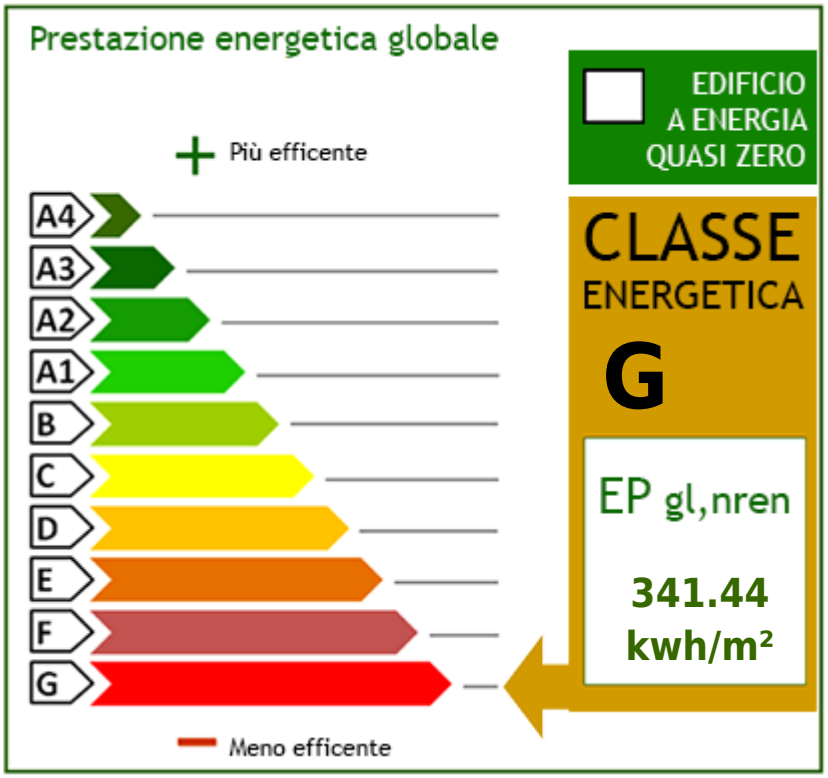
---> Totale_mq <---: 450 square meters

---> camere <---: 3

---> bagni <---: 1

---> Locali <---: 15

: Yes







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