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

for Sale to Volterra



200 square meters | : 3 | : 4 | : 12

An exclusive and private location, a few km from Volterra, on the top of a hill that offers superlative 360 ° open views, with long rows of cypress trees and a panoramic swimming pool.
In this typical "Tuscan postcard", among the rolling hills flaunting all their beauty, is set the farmhouse for sale.

The great value of this property is in fact its location. Right from the top of the private access road, the glance on the cypress-lined drive takes your breath away, the gentle curves will take you to a timeless space, away from noise and pollution, only lulled by rhythms, colors, scents and sounds of Nature. Watch the drone video with the warm light of the sunset, no filter! it is worth more than many words!

The farmhouse is a simple, solid and functional building of about 200 square meters divided into two independent apartments, one on each floor.
The ground floor unit is accessed from a loggia - which, why not, could be closed with windows to create a conservatory or "sun room"... - and consists of a living room with kitchenette, two double bedrooms, a bathroom with shower and a small space with a window where an extra single bed is placed.
The upper unit is accessed by an external staircase, internally offers a living room with kitchenette, two double bedrooms and two bathrooms with shower.
The apartments have independent gas heating systems, the interiors are basic, functional and in an excellent state of maintenance, however the house can also be an excellent starting point for a tasteful restyling and/or new layout. One possibility, for example, could be to connect the two units by creating an internal staircase to form a single family home.

The swimming pool, 5x10 meters, is placed in a perfect position, facing west to let you enjoy the last ray of the sunset from the water before going to dinner. It is easy to imagine moments of conviviality in a place like this, even under a starry sky, with adults chatting

around the BBQ and children running around in the lawn...

Near the farmhouse there are two small outbuildings, one is the wood-burning oven to have fun baking bread and pizzas for everyone, the other is divided into compartments including the technical room with the water cistern and the water softener, the laundry room and a storage room for tools.
The farmhouse is connected to the municipal water supply and also has a pond. Also, it is equipped with Wi-Fi.
The land included in the proposal is 1.5 hectares consisting of a park with various mature plants around the farmhouse, including some olive trees, a small forest and a stretch of access road but it is possible to purchase up to a total of 38 hectares consisting of arable land and wood.

Despite its top private position, the farmhouse can be easily reached without taking long gravel roads and is just 5 minutes by car from both the villages of Villamagna and Iano which offer the main services such as bar, restaurant, grocery and pharmacy, in 20 minutes. you can reach the center of Volterra and in 30 minutes the center of San Gimignano. In an hour's drive you can reach both the airports of Pisa and Florence as well as the beaches of the Etruscan Coast.

Last but not least: the farmhouse has been rented out weekly for several years, with many clients returning every year. This offers you the chance to continue the business or even combine the rental with the private use.

Property details

---> Codice <---: 457	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Volterra
---> Prezzo_Richiesto <---: € 750.000	**---> Totale_mq <---**: 200 square meters
---> camere <---: 4	**---> bagni <---**: 3
---> Locali <---: 12	: Yes





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