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

for Sale to Volterra
: Campagna



350 square meters | : 2 | : 5 | : 7

Just 3 km from the center of Volterra, in the evocative context of the Calanchi park and the Tuscan hills, there is this typical Tuscan farmhouse consisting of a stone farmhouse surrounded by approximately 12,500 sqm of land with 98 olive trees.

The farmhouse is set on a hill and the numerous cypress trees that surround it guarantee absolute privacy but without being isolated as it is very convenient to reach from the main route.

Are you a lover of sunsets? Here is one of the best quality of this property... thanks to the western exposure, the "golden hour" is truly spectacular, with the sun's rays filtering through the cypress trees surrounding the property words do not do justice to this natural beauty.

The stone farmhouse measures approximately 350 sqm gross and is spread over two floors. The main entrance leads to the large living room with fireplace which overlooks a large porch perfect for dining outside. Then we find the kitchen, also with access from the garden and fireplace, two bedrooms, one of which is a walk-through (also perfect as a study) and a bathroom. An internal staircase leads to the upper floor with three spacious bedrooms, a bathroom and a closet with window. Another bathroom can easily be created. A spiral staircase finally leads to an attic with another bed.
The floors of the bedrooms are in wood, terracotta in the living room.

But that's not all... on the ground floor of the farmhouse there is a garage of 54 sqm, the boiler room and below this building there is a large cellar.

A few steps from the farmhouse there is an annex with a wood-burning oven you can have fun with family and friends making pizza! Below this there is more storage space. Finally, a little further away there are two other outbuildings one of which is a sauna.

A property that offers so much potential to be exploited, immediately habitable but with ample room for customization and modernization and with the possibility of building a swimming pool. A perfect home for those who want to immerse themselves in the bucolic landscape of the Volterra countryside. It is ideal either as a main residence, thanks also to its proximity to services, as a second home and for tourist rentals.

The farm is located just 3 km (5 minutes) from the center of Volterra, 50 minutes from the sea and in an hour you can reach Florence, Siena and Pisa with its international airport.

Property details

---> Codice <---: 490	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Volterra
---> frazione <---: Campagna	**---> Prezzo_Richiesto <---**: € 495.000
---> Totale_mq <---: 350 square meters	**---> camere <---**: 5
---> bagni <---: 2	**---> Locali <---**: 7
: 3	: Yes





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