

for Sale to Volterra



370 square meters | : 3 | : 4 | : 8

Immerse yourself in the spectacular context of the Tuscan hills a few km from Volterra, near the charming village of Mazzolla and the Berignone Nature Reserve...framed in this typical Tuscan picture, where the natural elements show off all their beauty, stands the Casale on sale.

A nice drive on the rolling hills and enter the property through its cypress drive will take you to a timeless space, far from noise and pollution, only lulled by the rhythms, colors, scents and sounds of Nature.

The property consists of a farmhouse, two outbuildings and approximately 6,5 hectares of land which include approximately 350 olive trees in production.

The farmhouse was recently and completely rebuilt with the use of typical materials such as exposed local stone walls, high ceilings with chestnut beams and terracotta bricks and other architectural details of Tuscan rural architecture.

It consists of two apartments and a large porch partially closed, measuring 138 sqm with a height of 6.7 meters, where there is a summer kitchen and plenty of space to enjoy parties. This space also offers the potential to create another apartment or additional living space. From the portico there is access to a storage room.

The main apartment measures approximately 180 sqm and as soon as you enter it strikes you with a great sense of space. In fact, the living room is an impressive loft of approx. 60 sqm and 6.7 meters in height offering a sitting area with fireplace and dining area with a large table to accommodate a large family.

An arched window and a porch create a perfect connection between the apartment and the garden overlooking the pool area and views of the hills. The kitchen and a bathroom complete the ground floor.

An open staircase leads to a large mezzanine/loft that overlooks the living room below, it used as additional living area and office and gives access to three bedrooms, a closet and a master bathroom.

The second apartment of approx. 50 sqm is located on the ground floor with independent access from the garden and consists of a living room/kitchen, bedroom, a large hallway with an extra bed and a bathroom. This unit is ideal either as a guest unit or a rental business.

The apartments are renovated with respect of the traditional style, with a rustic feel, in perfect harmony with the rural environment but also offering all the comfort of a modern home. The heating is gas central.

In front of the farmhouse there is an annex which includes the wood oven, the woodshed, a storage room for equipment and a technical room. Furthermore, on the land there is another wooden annex used as a garage.

The swimming pool measures 6x12 meters and is equipped with a technical room and a toilet..

It is easy to imagine moments to share in a place like this, under the Tuscan sun or under a starry sky, with adults chatting around a nice grill or a wood-fired oven to have fun baking bread and pizzas for everyone with their children running safely in the garden

A house to share but also a place where you can dedicate yourself to your passions, be able to keep animals, have a vegetable garden and make your own extra virgin olive oil.

The farmhouse is connected to the acqueduct and also has two rainwater storage tanks of approximately 40 cubic meters for irrigation.

Traveling along the 3 km of municipal "strada bianca" (5 minutes) you reach the village of Mazzolla where there is a restaurant and a bar/wine shop, in 15 minutes you reach the center of Volterra and the center of San Gimignano is 25 km away. In an hour's drive you can reach Pisa airport and in an hour and 15 minutes the airport of Florence, an hour to get to the beaches of the Etruscan Coast.

The property offers excellent tourist potential, also thanks to the two independent apartments it offers the possibility of using it in a combined way between private and rental.

Property details

---> Codice <---: 493	---> Motivazione <---: Sale
---> Tipologia <---:	Region: Toscana
---> Provincia <---: Pisa	---> Comune <---: Volterra
---> Prezzo_Richiesto <---: € 790.000	---> Totale_mq <---: 370 square meters
---> camere <---: 4	---> bagni <---: 3
---> Locali <---: 8	: 2008
: Yes	







































































