for Sale to Volterra
: Ulignano



417 square meters | : 4 | : 4 | : 16

WELCOME to your Hermitage with **VIEW**, STONE, **POOL** and absolute PRIVACY in **TUSCANY**, just 20 minutes drive from **Volterra** and **San Gimignano**, set on a lush hill at 430 meters above sea level, happily exposed to the WEST, towards romantic sunsets, and nestled in a pristine green forest...

a natural oasis where time passes slowly, accompanied by the singing of birds, the passage of wild animals, the scent of aromatic plants, flowers and trees, the magic of starry nights... LIFESTYLE of pure beauty and relaxation!!!

The route to reach this property is also an emotional journey... a well-maintained "strada bianca" that winds gently through fields of wheat, rows of centuries-old cypress trees, woods and olive groves, just like in the most typical and evocative of Tuscan postcards. It is 3 km to reach the main road to **San Gimignano** (15 km total) and 5 km in the opposite direction to reach the road to **Volterra** (10 km total).

In this idyllic landscape stands this splendid "**Borgo**", a small farmhouse complex recently renovated, perfectly maintained and finely furnished ... perfect fusion of authenticity and comfort!!! Wooden beams, terracotta floors and external stone walls: every detail tells the ancient history of this land, while the natural light flood the interiors through beautiful wooden windows, creating a warm and cozy atmosphere.

Three buildings arranged on different levels and united in sweet harmony around the charming central courtyard, the heart of the property ... from here you can reach the storage rooms in the basement of the main building, which can be converted in case you need to expand the living space or wellness areas, (Turkish bath, sauna, gym ...) ... or perhaps you are thinking about a cellar where to keep

your wine?? The choice is yours!!!

The external staircase leads to the upper floor and enjoy the view once you are on the terrace!!! Here you will find the double access to the master apartment... you will be welcomed by the open space living room with a charming kitchenette, the fireplace, the terracotta, the wooden beams... then three bedrooms and three bathrooms, finely designed and furnished... this layout allows for a double use, main 2 bedrooms apartment plus a bedroom with bathroom to be rented separately thanks to the second access from the terrace.

The separated unit, a little pearl for guests, boasts privacy, an open space living room with kitchenette (WOOD STOVE), a bedroom, a bathroom and private outdoor space.

The small outbuilding on two levels, used as a warehouse, technological room on the ground floor, with access from the square, and from a storage room and the shed/garage on the upper ground floor. Here the 8.5 KW photovoltaic system and 18 Kw batteries, heat pump for hot water, heating and cooling!! Tradition and innovation combined.

Around the buildings there are 1,766 square meters of exclusive land, plus the courtyard, with native plants, embellish this enchanting property.

And then... there is the **BIO POOL**, 8x5 meters, made with a shape and materials that integrate perfectly with the natural environment, equipped with aerotherapy, a small beach and relaxation area seats... an oasis immersed in the greenery, adorned with aromatic plants, where you can bask in the sun and admire the breathtaking colors of Tuscan sunsets... and then there is the panoramic terrace above the pool, ideal for relaxation, for reading, for dining all together... in short, you have everything, even the wood-fired oven for pizza parties with friends!!!

This property is not just a home, but a life experience, an escape from the chaos of the city, where you can reconnect with nature and with yourself. Perfect as a private residence or as a charming holiday home, it also represents an excellent investment opportunity in one of the most beloved regions in the world, as it is already generating an interesting profit thanks to short-term tourist rentals.

To find out more, call us at +393421248043!!!

Property details

---> Codice <---: 519	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Volterra
---> frazione <---: Ulignano	**---> Prezzo_Richiesto <---**: Confidential Negotiation
---> Totale_mq <---: 417 square meters	**---> camere <---**: 4
---> bagni <---: 4	**---> Locali <---**: 16
: 2	: Yes