volterracasa.it di creatini francesco
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for Sale to Volterra
: San Cipriano



189 square meters | : 2 | : 3 | : 5

They say perfection doesn't exist...but we're pretty damn close here!

Jokes aside, what we're presenting to you is the perfect opportunity for anyone who wants a Tuscan-style home, in perfect condition, with amazing panoramic views, all the comforts you're used to, and much more.

Let's start with the location: breathtakingly panoramic on the crest of a hill with stunning views spanning the rolling, harmonious surrounding hills, just a few minutes' drive from the center of **Volterra** (4 km), just 300 meters of dirt road, and you're in paradise...not a single disturbance, just peace, nature, and enjoyment for your senses.

The automatic gate opens, and in the basement of the house, a 50 square meter **double garage** offers you the possibility of parking your cars and accessing the house directly via the internal staircase. This level also includes a utility room.

The building, totaling 189 square meters, is a **barn conversion** free on three sides, tastefully renovated in **Tuscan style**.

In addition to the basement, the home extends over two additional floors surrounded by a **garden**, a large **terrace**, and a porch that will inspire your imagination of outdoor living, aperitifs in the warm light of sunset, dinners with family and friends...
Inside, the living room welcomes you with a thermo-fireplace - connected to radiators that can be used as an alternative to gas - besides is the fully equipped kitchen - included in the sale - for creating Tuscan recipes with excellent organic local products, perhaps even from your own vegetable garden and a toilet. The openings on multiple sides, the garden, and the terrace offer you the ideal continuity between the interior and exterior, offering maximum freedom to enjoy this wonderful lifestyle.

On the upper floor, equipped with **air conditioning**, there is a master bedroom and two single bedrooms, a bathroom and a little mezzanine.

And then there's the **agricultural land**...6,700 square meters with **olive trees**, the perfect complement to a home like this!

To recap...a house perfectly renovated in Tuscan style, impeccably maintained, a breathtaking beautiful panoramic location bathed in sunshine all day, all the comforts including a precious (and rare in the countryside!) double garage for your vehicles, the land where you can dedicate yourself, if you wish, to producing your own extra virgin olive oil and more, but also where you can build a super-panoramic swimming pool, excellent touristic potential...and all this just minutes from **Volterra**, one of Tuscany's most beautiful, ancient, and iconic cities, an hour from the sea and the airports.

Did you like this presentation? It's even better in reality...contact us!

Property details

---> Codice <---: 536	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Volterra
---> frazione <---: San Cipriano	**---> Prezzo_Richiesto <---**: Confidential Negotiation
---> Totale_mq <---: 189 square meters	**---> camere <---**: 3
---> bagni <---: 2	**---> Locali <---**: 5
: 2008	: Yes