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

for Sale to Colle di Val d'Elsa



90 square meters | : 3 | : 1 | : 5

Here's a little gem, a hilltop burn retiro, a corner of paradise far from the chaos, a retreat where you can find peace and quiet, a nest to share with the most important person in your life.

If you're looking for a charming little country house in the heart of Tuscany, this former stone barn with a garden and a small pool by an ancient medieval village offers sweeping views of the lush hills of the Siena province. A breathtakingly beautiful panorama you can enjoy from a fantastic terrace with a pergola, a timeless place where nature, history, and architecture coexist in perfect harmony.

The village is located just minutes from the center of Colle di Val d'Elsa and the Siena-Florence highway, a picturesque yet convenient and strategic location for quickly reaching the main towns and services. A short stretch of dirt road takes you to the top of the hill... the building is stand-alone, the private garden of approximately 500 square meters is fully fenced and equipped with a gate for vehicle access to the yard. It's a perfect space for enjoying the outdoors, complete with a beautiful pergola in a panoramic, west-facing position, offering unforgettable sunsets. The view is truly unforgettable... a rolling countryside that seems painted by a great artist... look at the photos, but it's even more beautiful in person! The secluded location, at the edge of the village, guarantees privacy without being isolated.

This stone house of approximately 80 square meters welcomes you into a delightful open space that immediately strikes you with its 5.50-meter roof height, featuring a traditional beamed ceiling with terracotta bricks. A striking design feature is the beautiful iron and wood staircase that leads to the mezzanine level, where the sleeping area has been created.

The kitchenette features a country-style built-in kitchen with an island and pantry, perfect for preparing romantic candlelit dinners.

A staircase in the living room leads down to the cellar, which maintains a constant temperature year-round, perfect for preserving your

wine collection.

Upstairs to the mezzanine level are the bedroom and another bathroom.

Air conditioning ensures proper climate control, and a pellet stove with boiler is connected to all radiators for perfect comfort and minimal heating costs.

Exposed materials such as stone, brick, and wood make the space truly cozy and distinctive, and a fireplace adds warmth in the winter.

And then the outside...a garden designed for enjoyment, on two levels. On the ground floor of the house is a parking lot, a lawn, and a terrace with a pergola, a place you'll never want to leave, from breakfast to dinner, with that view that will make you fall in love.

Of course, a BBQ and a brick pizza oven couldn't be missing!

Below the terrace is a 16-square-meter room with a bathroom and a small kitchenette where you can host family or friends.

On this level is the 4x2-meter swimming pool, offering complete privacy to cool down from the summer heat.

The property also includes automatic irrigation.

And what about its tourism potential? If you're considering this option, know that these small, carefully designed and charming homes attract a lot of attention, and in fact the house is already enjoying great success on the rental market.

This lovely house is just 7 km from Colle di Val d'Elsa, 10 km from the highway, 24 km from San Gimignano, 30 km from Siena, and 55 km from Florence.

Contact us to learn more!

Property details

---> Codice <---: 541	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Siena	**---> Comune <---**: Colle di Val d'Elsa
---> Prezzo_Richiesto <---: € 385.000	**---> Totale_mq <---**: 90 square meters
---> camere <---: 1	**---> bagni <---**: 3
---> Locali <---: 5	: Yes





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