for Sale to Volterra
: Campagna



136 square meters | : 2 | : 2 | : 4

How many times have you imagined a house nestled in the Tuscan hills, overlooking an idyllic landscape, far from the hustle and bustle?

A house tailor-made for you, for your moments of freedom and relaxation, or a place to fulfill your dream of relocating in the heart of the region, a few kilometers from **Volterra** and **San Gimignano.**.. a dream more affordable than you think!

With its 136 square meters of living space and 1,700 square meters of garden, this **detached country house** offers the ideal dimension to make your dream come true.

The road leading to the house, about 1 km of well-maintained dirt road, is already an emotional journey, and the emotion is even stronger once we reach our destination, when this Tuscan-style villa overlooking the **rolling hills of Volterra** appears before us.
The road ends there, where your story begins

The house combines the architectural details typical of Tuscan farmhouses with a modern layout, with a pleasant flow between split-levels, ideal for lovers of open spaces. In addition to the truly extraordinary location, it is the movement of its forms that makes this home a rare and desirable object.

Exteriorly, a beautiful pergola is the perfect place to spend many relaxing and convivial moments, with a breathtaking view. Another pergola invites us to the entrance of the house... inside, we are welcomed by a large **open space**.
A spacious living room, bright and airy thanks to the high ceilings, rigorously finished in Tuscan style, boasts a beautiful truss, wooden

beams, and terracotta bricks accordingly to tradition. On the upper level is a bedroom with a large bathroom with a window, while below is a beautiful, spacious kitchen perfect for those who enjoy cooking traditional recipes.

From the living room, a second level leads to a bedroom or study (with air conditioning) with access to the garden and another large bathroom with a window and a large shower. Accessed from the outside, there is a practical technical room/laundry.
To complete the property, there is a car port and a wooden shed for grading tools.
This home is comfortable year-round and boasts exceptionally low operating costs, thanks to the fireplace stove connected to all the radiators, with the option of switching to the gas boiler if necessary. Two solar panels on the roof produce hot water.

The garden is an ideal size, with about twenty olive trees. The view extends from the surrounding hills to the skyline of Volterra in the background, creating a beautiful sense of openness.

The photos and video are just a preview...it's even more breathtaking in person!

Call us for further information and a viewing!

Property details

---> Codice <---: 547	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Pisa	**---> Comune <---**: Volterra
---> frazione <---: Campagna	**---> Prezzo_Richiesto <---**: € 340.000
---> Totale_mq <---: 136 square meters	**---> camere <---**: 2
---> bagni <---: 2	**---> Locali <---**: 4
: Yes	





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Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
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