

# Tuscany Inside

## REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.  
Tuscany Inside Real Estate by Anna Riviuccio is not responsible for any inaccuracies, imperfections or anything else.

### Farmhouse with swimming pool, Volterra (Pisa) Volterra (Pisa)

In the first countryside of Volterra, only 4 km from the services and the shops of the Etruscan town, for sale a two storey villa with 14000 sqm of land and swimming pool.

Volterra is a picturesque village in the heart of Tuscany, it boasts a strategic position as in one hour drive it is possible to reach all the most attractive places of the region like Siena, the beaches, Pisa international airport; Florence and Lucca are only one hour and a half an hour by car and in half an hour it is possible to get to the picturesque and popular San Gimignano and Castelfalfi golf course.

The house is 145 sqm, it is easily accessible through a very short piece unpaved road in good conditions and it is composed of: entrance through a 8 sqm loggia on the ground floor, hallway, kitchenette, big lounge with wood burning oven and bathroom. Always on the ground floor, with separate entrance there is the boiler room. Internal stairs lead to the first floor which is composed of hallway with fireplace, 3 bedrooms and bathroom. The bathrooms had been renovated in 2005 and the house is in good conditions, it just needs to be personalized and cosmetics.

All systems are connected and functioning with water mains and LPG gas tank.

The sale include a 27 sqm two storey barn to be completely renovated and currently used as storage, 14000 sqm of land with olive and fruit trees and a 8 x 5 meters swimming pool.

In the immediate closeness of the property for sale there is the neighbours' house anyway it doesn't disturb the view and the intimacy, the villa actually enjoys a stunning panoramic view over the surrounding countryside.

This is a perfect house to live in permanently or to spend the holidays because of its closeness to the services and quiet background

**SALE**  
**€ 530.000,00**

ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	21-10-2021	Type of contract	Sale
Reference	555	Price	€ 530.000,00
Type	Farmhouse - Villa - House		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Volterra	Energy rating	Energetic Class: G Energy performance index: 426,63 kWh/mq anno
Province	Pisa	m²	145
Region	Toscana	Rooms	N. 6
Country	Italy	Bedrooms	N. 3
Location	Countryside		

FLOORS / ENTRANCE		ACCESSORIES	
Nr. Floors	2	Heating	Gpl

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### GARDENS AND GROUNDS

#### Adjoining land

<b>Comments</b>	14000 sqm of land with olive and fruit trees and a 8 x 5 meters swimming pool.
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