

# 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 Riveccio is not responsible for any inaccuracies, imperfections or anything else.

## 2 bedrooms apartment with shared swimming pool Volterra (Pisa)

### SOLE AGENT LISTING

The farmhouse complex is a carefully restored hilltop hamlet "Borgo", dating back to the 9th century, nestled in the heart of Tuscany.

The renovation, completed in 2008, includes 24 apartments and a shared swimming pool.

For the renovation of the apartments skilled craftsmen and materials were used in harmony with the ancient structures, while providing all modern comforts. With a commanding position, the panoramic views from all four buildings are breathtaking. It is certainly one of the most beautiful restorations in the region.

Composition of the apartment: You enter the apartment from the characteristic courtyard of the "Borgo" on the ground floor, and you enter the living/dining room with corner kitchen; on the left you find the bedroom and the bathroom; the small bedroom with panoramic terrace, the bathroom and the corridor complete the property.

The surface of this apartment is about 60 square meters, and the sale includes a private car parking space.

The property is located in the center of the three historic Tuscan cities of Pisa, Siena and San Gimignano. It is set in a fairly rural location, yet only a 15-minute drive from the beautiful hilltop town of Volterra.

The Borgo is located in the municipality of Montecatini Val di Cecina and is about 12 km from Volterra.

Access to the building complex is very convenient and without a gravel road.

Utilities: Water from the mains, LPG heating and Pellet stove, Internet, Air conditioning available in some rooms of the apartment.

#### Main distances:

The nearest village: approx. 4 Km

Volterra: approx. 12 Km

Nearest airport: Pisa, approx. 50 minutes, approx. 60 Km

Nearby attractions: San Gimignano, about 45 minutes;

Siena, about. 60 minutes;

Coast, about 40 minutes;

Chianti, about 60 minutes;

Florence, about 90 minutes.

**SALE**  
**€ 150.000,00**

the price includes the kitchen furniture

ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	01-08-2023	Type of contract	Sale
Reference	101B	Price	€ 150.000,00
Type	Apartment	price notes	the price includes the kitchen furniture
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Volterra	Energy rating	ClasseClasse D, EP globale non rinnovabile 118,50 kWh/m² anno EP globale rinnovabile: 0
Province	Pisa	m²	60
Region	Toscana	Rooms	N. 3
Country	Italy	Bedrooms	N. 2 / a double bedroom and a single bedroom
Location	Countryside	Bathrooms	N. 1
		Terrace	N. 1 / approx. 8 sqm

FLOORS / ENTRANCE		CAR	
Nr. Floors	1	Box	
Entrance floor	ground floor	Parking place	N. 1
Independent entrance	Yes		

ACCESSORIES		ADDITIONAL DATA	
Heating	Lpg gas	Monthly charges	about 1300 euro per year
Air conditioning	Yes		





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