

# Tuscany Inside

REAL ESTATE

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

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

## Charming farmhouse with guesthouse and swimming pool only 2 km from Volterra Volterra (Pisa)

Traditional farmhouse with a separate guest house and swimming pool, set in 5000 sqm of Volterranean countryside.

The property enjoys magnificent panoramic views and it is easily accessible by a tarmac country road in excellent condition. +  
It is located only 2 km South of the historic city of Volterra and all its amenities.

The main house is arranged over 3 levels and offers 290 sqm gross surface (about 200 sqm net surface).

The property underwent a complete renovation about 20 years ago that preserved and restored a surfeit of original features, including beautiful beamed and barrelled ceilings, exposed stone walls and terracotta floors.

Since then it has been well maintained and contemporary comforts have been added sympathetically, including a spacious portico and adjacent pergola.

Fast internet is accessed via Starlink, solar panels provide the house with hot water all year round and discreet photovoltaic panels provide 50% of electricity consumption.

All bedrooms and the guest house benefit from newly installed reverse air-conditioning units.

The house is connected to mains electricity, there is a backup LPG gas supply and mains water passes through a filtration system to reduce limescale.

The house has a porched entrance on the ground floor that opens into a roomy hallway with fireplace, and stairs that lead to the upper floors.

Both the living areas and kitchen are accessible from the hallway.

The spacious living room has a barrelled ceiling, fully functioning fireplace and terracotta floor. The living room leads into the 40 sqm bright and airy portico, also with a fireplace. Beyond the portico is a 45 sqm large pergola, ideal for outdoor dining. Beyond the pergola is a patio and a raised terrace, complete with a decorative fountain, an ideal spot from which to admire the panoramic views of the Tuscan countryside.

Completing the ground floor is a fully equipped kitchen, a newly refurbished cloakroom with WC and bidet, a separate storage room, a laundry room and a room for technical equipment.

The upper floor, accessed by a wide internal staircase leading from the entrance hall, consists of a landing that is currently furnished as a library and seating area; a master bedroom with a built-in wardrobe and dressing area and a brand new en suite bathroom; a spacious double bedroom with a large built-in wardrobe, a large twin-bedded room and a family bathroom.

There is a further staircase leading to the attic, currently used as a study/storage area and with potential for use as a studio or additional dressing area.

Great views of the countryside can be had from all the upstairs windows.

Adjacent to the house is an independent studio accommodation of approximately 41 sqm. It consists of an open double-bedded sleeping area and living area with a built-in wardrobe; a bathroom and a fully equipped kitchenette. This guest house overlooks a small and attractive lake surrounded by willow trees.

The infinity swimming pool and its surrounds were recently renovated. Measuring 10 x 5 metres, the pool is solidly constructed of stone and fully lined. It has ornamental fountain features and a copper filtration system to reduce chemical usage. Underneath the sunbathing area is the technical room and also a spacious storage area with electricity supply.

A door leads to a separate gravelled leisure area. There is an additional 7 sqm outbuilding currently used for storage.

The property also contains an olive grove of around 45 trees, several fruit trees including peach, almond, fig and apricot, and mature Tuscan plantings of oleander, lavender, rosemary, jasmine and wisteria.

This property is a real jewel, with its ideal South-West facing position and stunning views.

**SALE**

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LISTING DATA		COMMERCIAL OFFER	
Published on	15-05-2023	Type of contract	Sale
Reference	557	Price	€ 950.000,00
Type	2. Farmhouse - Villa - House		
Property condition	1. Restored		

  

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Volterra	Energy rating	G, EP gl, nren 373,09
Province	Pisa	m <sup>2</sup>	290
Region	Toscana	Bedrooms	N. 4
Country	Italy	Bathrooms	N. 4
Location	Countryside		

  

FLOORS / ENTRANCE		ACCESSORIES	
Nr. Floors	3	Heating	Gpl gas
		Air conditioning	Yes

  

GARDENS AND GROUNDS	
Gardens	
Adjoining land	m <sup>2</sup> 5000



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