

# 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.

### stone house near volterra Volterra (Pisa)

Ready to move in villa in Volterra countryside, only 10 km from Volterra centre and amenities, fully immersed in the unspoiled countryside, among the olives and wheat fields, however, at the same time not isolated as there are other houses in the nearness.

The estate is a real jewel, it is easily accessible through a 300 meters unpaved road in good conditions.

The house was built up in 2010/2011 according to the seismic law, in fact it has a reinforced concrete structure, and it was renovated in 2014 with high quality materials, all works have been done to an extremely high quality, by combining modern and design elements such as the Doge table designed by Carlo Scarpa, the Tulu chairs by Kazuhide Takahama, the Tokyo library by Andrea Lucatello and so on. all materials used for the furniture and tiling are natural (wood, weathering steel, stone and steel).

The whole house features exposed local stones, the walls are 60 cm thick with insulation layer. There is a perimetral alarm and video surveillance system with 2 internal cameras and 2 outside.  
The property is totally fenced and protected by laurel hedges.

It is accessible from two automatic driveway gate and a pedestrian one which lead to the parking area and the exclusive garden.

The house is on two storey (ground floor and basement floor, each one with independent access) for a total of 180 sqmt.  
The basement floor, garden front, features a lovely loggia which opens onto the wide open space kitchen, dining and sitting-room with amazing Volterrane vaulted ceiling and a built-in fireplace with air-ventilation system to heat the whole house, supplied with led lights in the plasterboard and surround system to enjoy the cinema in total relax.  
Always on the same floor there is a pantry, the laundry and the technical/utilities room with pellet burning boiler.

The heating is underfloor and each room has its own thermostat.

An amazing internal and lit staircase, alabaster and weathering steel made, leads to the upper floor where there is a bedroom, bathroom, a double bedroom with walk-in closet and a studio which can be eventually used as third bedroom.

This floor features chestnut beamed ceilings.

This prestige property has natural oak parquet, locally made, travertino marble bathrooms with colour therapy showers; windows frames are weathering steel made with thermal double glass (6-7 mm nitrogen insulated) and the size of the windows, in particular the semi-round one of the ground floor, is wide so the view is a postcard wherever you look.

The garden is 1258 sqm partly Italian style, well-kept in each detail and partly English lawn with a part of Mediterranean scrubs which delimits a clearing with a centuries old oak.

There is a vegetable garden with fruit trees and a 12000 litres well (reinforced concrete made) with drip irrigation and a 20 sqm storage for the garden tools and annexed woodshed. There is also a 6000 litres water deposit underground. The lawn has irrigation system which is subdivided into several zones and managed by programmable panels.

The garden is adorned with stone fountains, flower beds and stone bench where it is possible to sit and contemplate the surrounding nature. Stone paths lead to the outdoor kitchen with a good size barbecue, wood burning oven, electric oven, fridge, a big sink and hob, everything is built in the stone, therefore it's possible to enjoy unforgettable outdoor meals under the loggia fully supplied with table and chairs. The house is equipped with external led illumination which exalts the exposed stones of the walls and creates a suggestive atmosphere. You can only fall in love with the house. The landscape, the estate and its finishes are simply beyond words.

**SALE**  
**€ 750.000,00**

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LISTING DATA		COMMERCIAL OFFER	
Published on	14-02-2024	Type of contract	Sale
Reference	523	Price	€ 750.000,00
Type	2. Farmhouse - Villa - House		
Property condition	4. New		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	Volterra	Energy rating	Energetic Class: B Energy performance index: 323 kwh/m2
Province	Pisa	m²	180
Region	Toscana	Bedrooms	N. 2
Country	Italy	Bathrooms	N. 2
Location	Countryside		

GARDENS AND GROUNDS	
Gardens	m² 1.258





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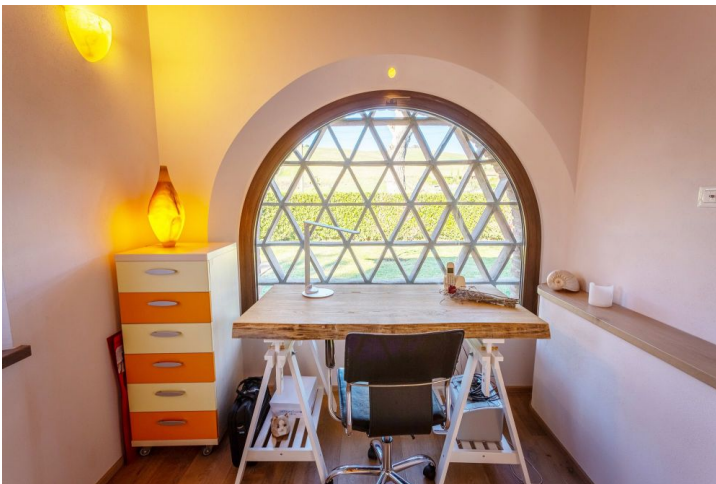


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