

Tuscany Inside

REAL ESTATE

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

apartment with garden near volterra Volterra (Pisa)

SOLE AGENT LISTING

Beautiful corner portion of a stone house with large private garden .

Volterra is a village built on a hill between the Era and Cecina valleys. With its double walls, both Etruscan and from the thirteenth-century, it's a medieval-looking city, where you can still enjoy the atmosphere of a historic village. Volterra (in Etruscan Veláthri), was one of the main city-states of ancient Etruria and during the Middle Ages it was the seat of an important episcopal lordship. The village has been known for centuries for the manufacture of alabaster whose artifacts are some of the most important products of Italian craftsmanship

This spacious apartment is made up of two units communicating via a door on the ground floor; each of approximately 75 m2, for a total of approximately 150 m2;

Internally, it is made up as follows:

- on the ground floor: kitchen, sitting room, large living room with fireplace, kitchenette with storage room, single bedroom, bathroom with shower, hallway;
Complete this floor, an external storage room at the back of the apartment accessed via a little private courtyard.

- on the first floor, reached via a staircase in the sitting room, double bedroom, single bedroom/study with mezzanine, bathroom with shower, hallway.

The rooms on the ground floor have access to the private terrace/garden which measures approximately 400 square meters from where it is possible to admire the wonderful panoramic views of the Volterra countryside.

The property is in good condition and was restored in the late nineties.

The building, in total, includes 5 apartments as well as a large portion not part of the condominium.

The shared swimming pool is located in an olive grove near the building and enjoys stunning panoramic views of the countryside and the village of Mazzolla.

Access is via a short stretch of gravel road.

The location is truly excellent and the main attractions and historic cities are easily reachable as well as the Tuscan coast and its beautiful beaches.

This beautiful property is suitable for multiple uses, as a first home, as a holiday and weekend home, as a property to be used for income/seasonal rentals, or, the new owner will be able to live in an apartment and rent it out the other apartment.

The asking price includes most of the furnishings.

Main distances:

- Volterra, about 5 km
- San Gimignano, approximately 23 km
- Siena, approximately 55 km
- Florence, approximately 75 km
- Pisa airport, approximately 65 km
- Florence airport, approximately 78 km
- Sea, approximately 47 km

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 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.

Main attractions in Volterra

There are really a lot of things to see in Volterra. Here is a list of things you can't miss:

The heart of the medieval town is Piazza dei Priori with the wonderful Palazzo dei Priori, today the city hall. Its façade has ancient emblems of marble and glazed earthenware. In the same square you will also find Palazzo Pretorio, whose tower is very ancient and is considered one of the first towers of the town. It is traditionally known as the Tower of the Little Pig because at the top there is a small pig in stone placed on a shelf.

The Duomo or Cathedral is a Romanesque building of the XII century and it was constructed on the site of a previous church. It has a Romanesque façade and an entrance that was added in the 13th century. The interior was modified in the late-16th century in the Renaissance style and it has a richly decorated ceiling and several chapels with frescoes or wood panels, as well as a 12th-century marble pulpit.

The Baptistery of the Cathedral stands opposite to it in the same square. It is a 13th-century structure and has an octagonal base. The façade is adorned with stripes of white and green marble, which are very common in Tuscany. The interior is simple, but it houses an exceptional piece of art: the octagonal marble baptismal font, sculptured by Sansovino in 1502.

The Roman Amphitheatre, constructed in the 1st century BCE (it's opened in winter only on weekends; the rest of the year it's open daily). Behind the theatre there are the remains of Roman baths, dating back to the 4th century AD and there are also remains of a Roman forum. During the Middle Ages these sites were part of a rubbish dump and were buried. Excavations began in 1951.

The Pinacoteca (Art Gallery) in Palazzo Minucci-Solaini is a gallery containing works by Tuscan artists from the 14th to 17th centuries, including the Deposition by Rosso Fiorentino.

Energy Performance :

G, EP globale non rinnovabile 267,79 kWh/m² anno EP globale rinnovabile 8,44 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa Edificio energia quasi zero No,
G, EP globale non rinnovabile 218,37 kWh/m² anno EP globale rinnovabile 10,19 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa Edificio energia quasi zero No

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 advertisings 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.

SALE
€ 300.000,00

the price includes most of the furniture

LISTING DATA	COMMERCIAL OFFER
Published on 17-05-2024	Type of contract Sale
Reference 105	Price € 300.000,00
Type 1. Apartment	price notes the price includes most of the furniture
Property condition 1. Restored	
GEOGRAPHIC DATA	PROPERTY FEATURES
Municipality Volterra	Energy rating G, EP globale non rinnovabile 267,79 kWh/m ² anno EP globale rinnovabile 8,44 kWh/m ² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa Edificio energia quasi zero No
Province Pisa	m² 150
Region Toscana	Rooms N. 7
Country Italy	Bedrooms N. 3
Location Countryside	Bathrooms N. 2
	Terrace
FLOORS / ENTRANCE	CAR
Nr. Floors 2	Parking place
Independent entrance	
ACCESSORIES	ADDITIONAL DATA
Heating Propane Gas	Monthly charges Approx. 85 euro per month (approx. 1000 euro per year)
Furniture the price includes most of the furniture	
GARDENS AND GROUNDS	
Gardens m ² 400	

Tuscany Inside

REAL ESTATE

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



Tuscany Inside

REAL ESTATE

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

The real estate advertisings 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.

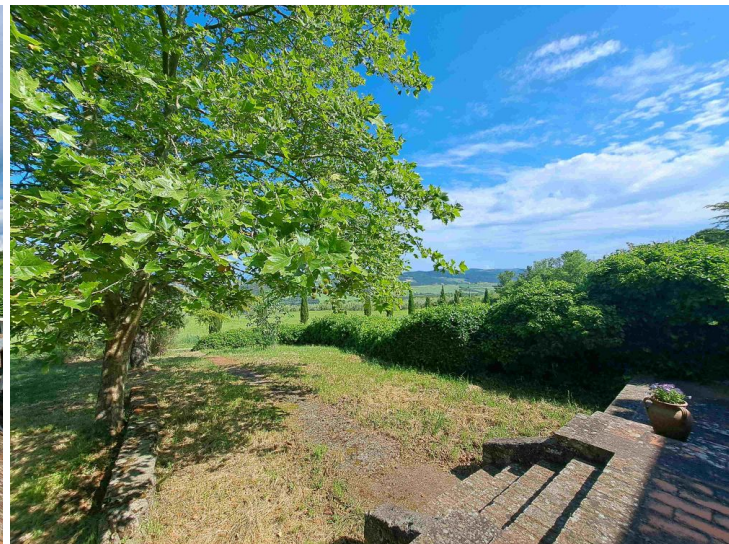
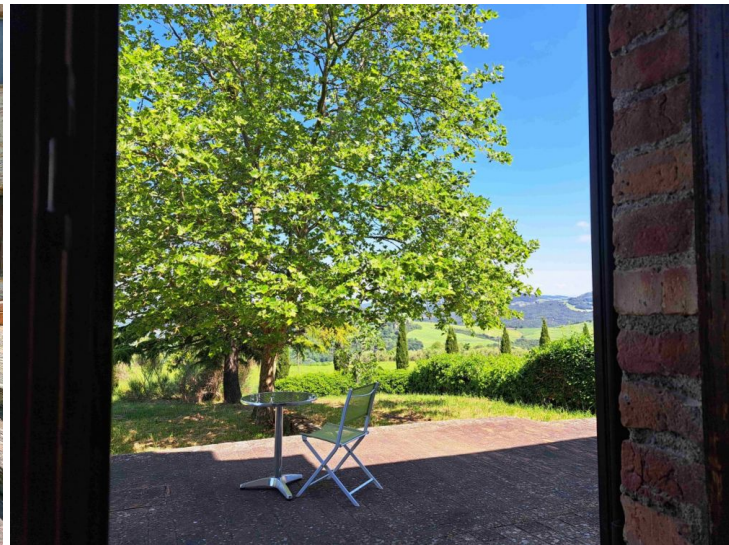


Tuscany Inside

REAL ESTATE

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

The real estate advertisings 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.



Tuscany Inside

REAL ESTATE

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

The real estate advertisings 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.



Tuscany Inside

REAL ESTATE

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

The real estate advertisings 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.



Tuscany Inside

REAL ESTATE

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



Tuscany Inside

REAL ESTATE

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

The real estate advertisings 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.



Tuscany Inside

REAL ESTATE

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

The real estate advertisings 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.



Tuscany Inside

REAL ESTATE

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



Tuscany Inside

REAL ESTATE

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

The real estate advertisings 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.

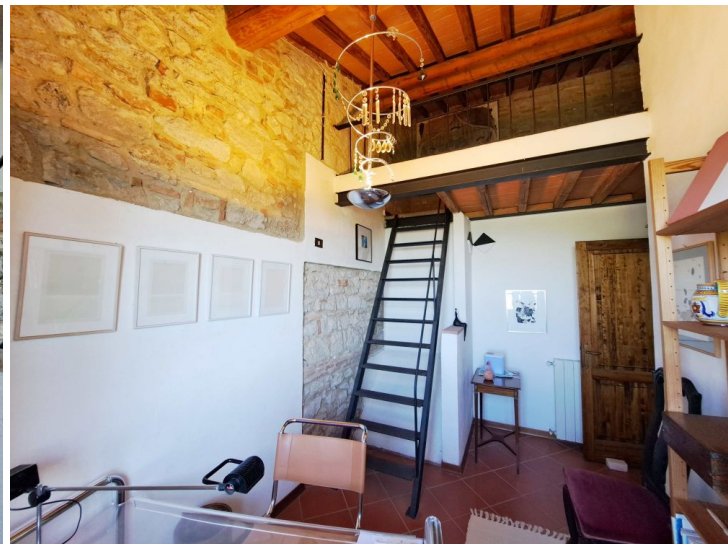


Tuscany Inside

REAL ESTATE

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



Tuscany Inside

REAL ESTATE

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

