

# 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.  
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### stone house with shared swimming pool Volterra (Pisa)

Detached stone house with large private garden and shared swimming pool.

Tuscany Inside Real Estate is pleased to offer the sale of this beautiful property located about 4 km from Volterra, of which approximately one kilometer is made up of gravel road.

The building complex is accessed via an iron gate beyond which we immediately find the condominium parking area with two covered parking spaces for exclusive use.

Walking along a short pedestrian path we arrive at the gate which opens onto the private courtyard/garden which measures approximately 480 square metres, partially paved and which offers beautiful panoramic views of the Volterra countryside.  
The garden, which slopes down towards the valley, is very rich in vegetation and includes around 18 olive trees, brooms and oleanders.

The house, rebuilt in 2003 and enlarged in 2014, has a gross area of about 155 sqm and a net area of about 120 sqm, and is composed as follows:

kitchen with fireplace, bathroom with shower on the ground floor; from the kitchen, 4 steps lead to a slightly higher level with a lounge-sitting area, double bedroom with bathroom, large sitting room that could potentially be used as a third bedroom, and a useful cellar/storage room with electricity and water.

From the sitting area, via a staircase with iron railing, we reach the mezzanine/attic floor which houses a bedroom and a sitting area or study area.

The building is completed by a wood-burning oven built, together with the large room and the cellar, in 2014.

Each room is equipped with independent air conditioning and a large part of the house can be heated by the thermo-fireplace in the kitchen, in addition to the presence of the heating system powered by LPG gas, water from the mains and a 2000 litres water tank . Furthermore, the property is equipped with private WiFi internet and private satellite aerial.

The real estate complex is made up of a total of 7 units, 6 of which are located in the main farmhouse.

A short distance from the building is the shared swimming pool located in the most panoramic point of the property with 360 degree views of both the surrounding countryside and the Etruscan town of Volterra.

The location is truly excellent, in fact, the property is located in a perfect starting point for exploring and visiting the main places of interest in Tuscany.

Main distances:

Volterra about 4 km

San Gimignano about 30 km

Pisa international airport approximately 70 km

Sea about 44 km

Siena about 60 km

Florence about 85 km

**SALE**  
**€ 550.000,00**  
the price includes the furniture

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<b>LISTING DATA</b>	<b>COMMERCIAL OFFER</b>
<b>Published on</b> 23-06-2024	<b>Type of contract</b> Sale
<b>Reference</b> 513	<b>Price</b> € 550.000,00
<b>Type</b> 2. Farmhouse - Villa - House	<b>price notes</b> the price includes the furniture
<b>Property condition</b> 1. Restored	
<b>GEOGRAPHIC DATA</b>	<b>PROPERTY FEATURES</b>
<b>Municipality</b> Volterra	<b>Energy rating</b> G, EP globale non rinnovabile 330,60 kWh/m² anno EP globale rinnovabile 3,60 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa Edificio energia quasi zero No
<b>Province</b> Pisa	<b>m²</b> 155
<b>Region</b> Toscana	<b>Bedrooms</b> N. 2 / possibility of a third bedroom in the sitting-living room room
<b>Country</b> Italy	<b>Bathrooms</b> N. 2
<b>Location</b> Countryside	
<b>FLOORS / ENTRANCE</b>	<b>CAR</b>
<b>Nr. Floors</b> 2	<b>Parking place</b> N. 2
<b>Independent entrance</b>	
<b>ACCESSORIES</b>	<b>ADDITIONAL DATA</b>
<b>Heating</b> Propane Gas	<b>Monthly charges</b> approx. 2500/3000 euro per year
<b>Air conditioning</b> Yes	
<b>Furniture</b> Included	
<b>GARDENS AND GROUNDS</b>	
<b>Gardens</b> m² 480	

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