

# 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.

## spacious apartment with shared swimming pool volterra Volterra (Pisa)

Tuscany Inside Real Estate is pleased to exclusively offer the sale of this beautiful property located in the municipality of Volterra (Pisa).

This is a very large apartment in the typical style of old Tuscan houses, on two floors and is part of an old stone farmhouse restored in the years 2000/2001.

The property, which has a gross surface area of approximately 190 m2 and a net surface area of approximately 170 m2, is composed as follows:

- on the ground floor: private paved courtyard with pergola, large kitchen - dining room - sitting area with fireplace and characteristic brick arch and exposed stone walls, master bedroom with walk-in wardrobe/storage room and access to the beautiful and lush back garden with two pergolas, hallway/study, corridor, second bedroom, large living room with fireplace and bar, and access to the back garden, two bathrooms, one with shower and one with bathtub and both with marble walls;

- on the first floor: reached via the staircase in the kitchen/living room, very spacious bedroom with fireplace and bathroom with marble walls.

The private gardens and courtyards, for a total of approximately 340 m2, are well maintained and offer wonderful panoramic views.

The property is located in a former farmhouse complex consisting of 5 units in two buildings and, between the two in a panoramic position, we find the beautiful shared swimming pool and shared park.

A car parking area is available to the owners outside the entrance gate.

LPG gas heating. Wi-Fi Internet. Air conditioning. Water from the mains.

The property is reached by approximately 3.5 kilometers of gravel road which, except for a very short and last private stretch, is maintained by the municipality of Volterra.

The location is truly an oasis of peace and tranquility; here we are far from the noise of the city and it is a perfect place to relax in a landscape of remarkable beauty.

Main distances :

Volterra: approximately 7.5 km of which approximately 3.5 km consist of gravel road

San Gimignano, approximately 24 km of which 6.5 km consist of gravel road

Sea: approximately 58 km

Pisa airport: approximately 70 km

Florence: approximately 75 km

Siena: approximately 45 km

**SALE**

**€ 495.000,00**

the price includes most of the furniture

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LISTING DATA		COMMERCIAL OFFER	
Published on	08-11-2024	Type of contract	Sale
Reference	152	Price	€ 495.000,00
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
Province	Pisa	m <sup>2</sup>	190
Region	Toscana	Rooms	N. 6
Country	Italy	Bedrooms	N. 3
		Bathrooms	N. 3

FLOORS / ENTRANCE		CAR	
Nr. Floors	2	Parking place	
Independent entrance			

ACCESSORIES		ADDITIONAL DATA	
Heating	Gpl	Monthly charges	approx 3000 euro per year
Air conditioning	Yes		
Furniture	the price includes most of the furniture		

GARDENS AND GROUNDS	
Gardens	m <sup>2</sup> 340

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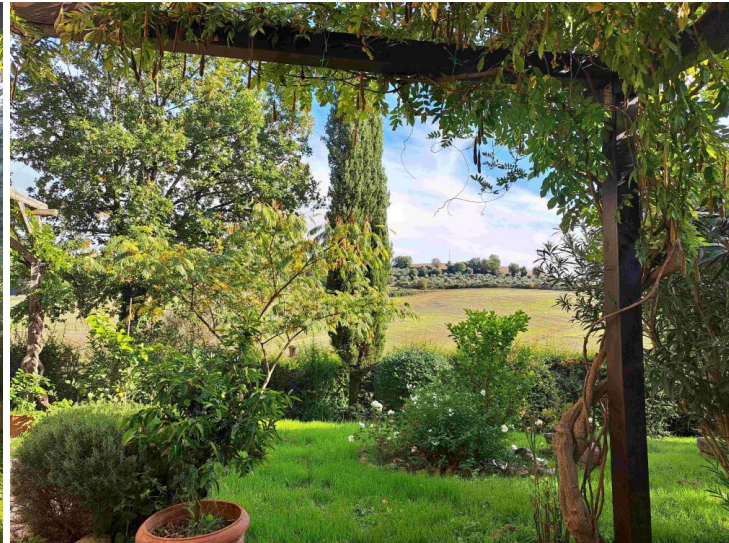


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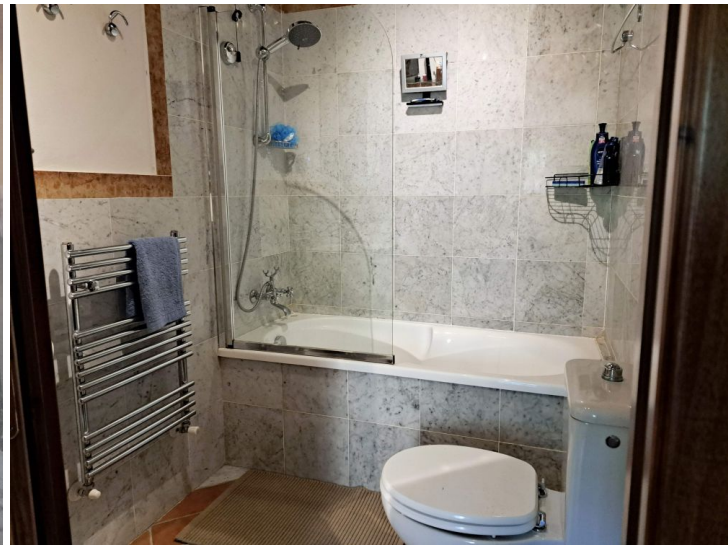


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