

Tuscany Inside

R E A L E S T A T E

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.

**farm with holiday accommodation in panoramic position
near volterra
Volterra (Pisa)**

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SOLE AGENT LISTING

Farmhouse with "Agriturismo" set in a splendid panoramic position consisting of buildings, land and swimming pool and located a short distance from the Etruscan city of Volterra, in the province of Pisa.

The buildings have undergone several renovations over the years, between 1997 and 2001, allowing guests of the structure all the comforts of a relaxing holiday, without altering the typical construction characteristics of old Tuscan houses.
Furthermore, the property is now powered by green and renewable energy.

Guests are welcomed in three comfortable accommodations, two of which have been created in the old manor house, where there are still exposed brick vaults and ceilings with wooden beams. The third accommodation is located in the renovated annex, once used as a barn, and has a surface area of ??about 50 square meters.

More precisely, the accommodations are:

- Two-rooms apartment, on the ground floor of the manor house: dining room, kitchenette, bathroom and double bedroom;
- Bedroom with private bathroom on the ground floor of the main house;
- Former barn: bedroom/dining room, kitchenette, bathroom, mezzanine floor.

The main house, which in total has a surface area of ??about 275 square meters, is completed by a large apartment inhabited by the current owners, the boiler room and the laundry room.

The master apartment is located on the first floor, reached by a typical external staircase with loggia; you enter the house directly into the large kitchen - dining room with fireplace and stairs leading to the attic/storage space on the upper floor; there is also a living room with pellet stove, two bedrooms and a large bathroom.

A short distance from the main house, we find a useful wooden storage room/warehouse that has a surface area of ??approximately 18 square meters.

Externally, the property is surrounded by approximately 14.5 hectares of land, mainly arable land; furthermore, the land includes a forest and approximately 150 olive trees. Part of the land, around the buildings, is fenced and the entrance to the property is via an electric gate.

In the most panoramic position of the property, there is the beautiful 10X5 meter swimming pool with motorized cover and with travertine marble edging and solarium.

Facilities:

- 10X5 Mt swimming pool with motorized cover
- Solar collectors for hot water production
- Photovoltaic panels
- Radiator heating
- Wood boiler
- Water supply from the mains
- Chestnut wood frames and double glazing
- Air conditioning
- Electric gate
- Fence
- Barbecue
- Covered car park

Main distances:

- Provincial road: about 2.5 km of gravel road
- Volterra: about 11 km
- San Gimignano, about 22 km
- Florence: about 70 km
- Siena: about 45 km
- Pisa Airport: about 70 km
- Sea: about 53

SALE

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the price includes part of the furniture

| LISTING DATA | | COMMERCIAL OFFER | |
|--------------------|------------------------------|------------------|--|
| Published on | 07-03-2025 | Type of contract | Sale |
| Reference | 830B | Price | € 900.000,00 |
| Type | 2. Farmhouse - Villa - House | price notes | the price includes part of the furniture |
| Property condition | 1. Restored | | |

| GEOGRAPHIC DATA | | PROPERTY FEATURES | |
|-----------------|-------------|-------------------|---------------------|
| Municipality | Volterra | Energy rating | Under certification |
| Province | Pisa | m² | 343 |
| Region | Toscana | Bedrooms | N. 5 |
| Country | Italy | Bathrooms | N. 4 |
| Location | Countryside | | |

| FLOORS / ENTRANCE | | CAR | |
|-------------------|---|---------------|--|
| Nr. Floors | 2 | Parking place | |

| ACCESSORIES | | GARDENS AND GROUNDS | |
|------------------|---------------------------------------|---------------------|---------------|
| Heating | Wood boiler | Adjoining land | 14,5 Hectares |
| Air conditioning | Yes | | |
| Furniture | The property is sold partly furnished | | |



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