

Volterra – Toscana

# Stone farmhouse

Property ID: IT242941385



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PURCHASE PRICE: 436.000 EUR • LIVING SPACE: ca. 217 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 1.022 m<sup>2</sup>

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## At a glance

Property ID	IT242941385
Living Space	ca. 217 m <sup>2</sup>
Rooms	7
Bedrooms	3
Bathrooms	3
Type of parking	3 x Outdoor parking space

Purchase Price	436.000 EUR
Commission	Subject to commission
Total Space	ca. 217 m <sup>2</sup>
Equipment	Fireplace

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Liquefied gas	Final Energy Demand	101.00 kWh/m <sup>2</sup> a
Power Source	Pellet-Fuelled	Energy efficiency class	C

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## The property



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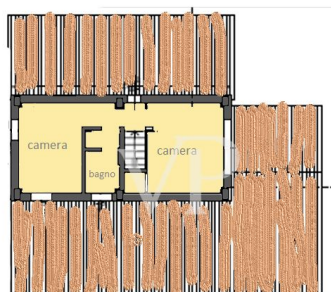


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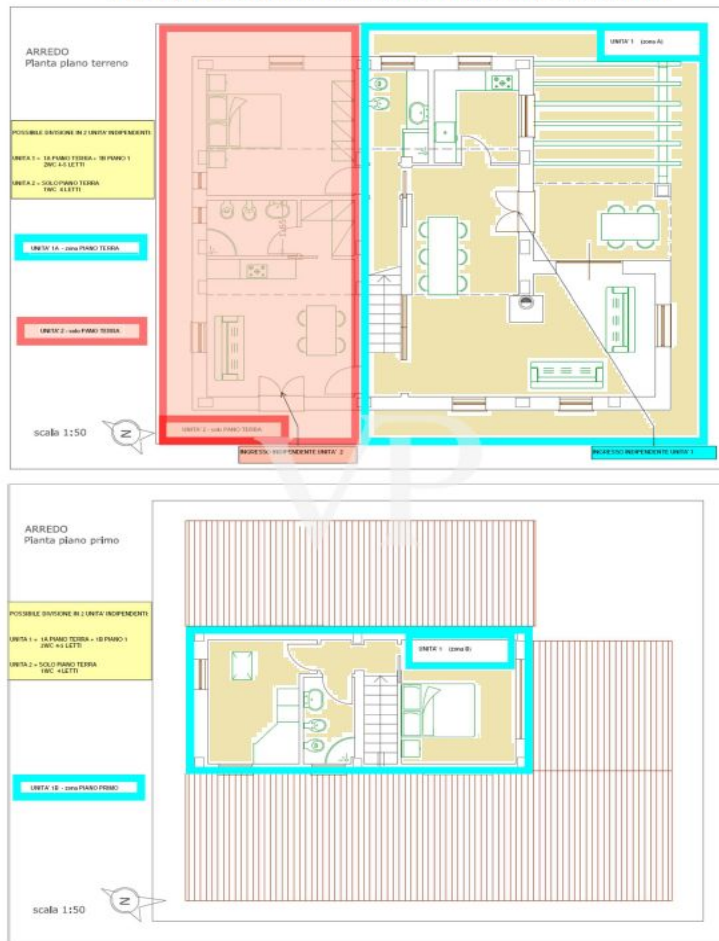
## Floor plans



piano primo



## studio per divisione in due unità immobiliari autonome



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Just 9 km from the historic and charming city of Volterra, 19 km from the turreted city of San Gimignano, and 64 km from the international airport Galileo Galilei in Pisa, lying on a plateau of unquestionable beauty around which rolling hills planted with wheat follow each other as far as the eye can see under the endless blue sky, we find a characteristic village of stone houses recently built that blends well into the surrounding rural landscape. In this oasis of absolute peace and tranquility as if time had stopped, we find traveling along the last stretch of gravel road for about two kilometers, the real estate property offered for sale, consisting of a single-family villa on two floors, surrounded by a large garden partly olive groves. Walking along a graveled driveway that crosses the garden, we reach the main entrance of the house protected by a large porch, where you can spend moments of absolute relaxation, giving the view a unique panorama. From the main entrance or from the secondary entrance on the opposite side we enter a large open space used as a living room, with an open fireplace, characterized by a large glass opening that allows us to admire the surrounding hilly landscape. From the living room also leads to the kitchen, the main bathroom, the master bedroom, the second bathroom on the ground floor, the utility room and the staircase connecting with the first floor. Reaching the first floor we find, a single bedroom, the third bathroom and a master bedroom with a large glass opening overlooking the outside, from which you can admire the hills, trees the sky, the protagonists of a living pictorial scene of unquestionable beauty. As shown in the attached diagram, the house is designed to be divided for two family units father son, or for a B & B, so without additional costs it is possible to organize immediately two housing units by taking advantage of the double entrance, without making any changes to the floor plan nor to the plumbing electrical, as they are already separate and prepared. The furnishings are not included in the price, but upon request, they can be purchased separately.

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## Details of amenities

exclusive garden of approx. 1000sqm with 14 olive trees in production  
common parts such as parking driveways and facilities  
3 parking spaces in condominium parking  
parking in private garden  
double pedestrian access to the garden 1 wrought iron gate 1 wooden gate  
double entrance  
wooden shed for gardening tools sqm 3x2,2  
water supply points in the garden  
large underground LPG tank for independent heating  
large underground tank of drinking water (integrated with municipal supply company ASA  
and complete with autoclave for any water emergencies  
thermal insulation with cork coat  
underfloor heating powered by boiler or thermo fireplace Carinci  
electrical system prepared for home automation  
internal LAN system with 5 PDLs for computers  
satellite TV system with 5 TV outlets  
provision for air conditioning and central vacuum cleaning  
exterior solid wood security shutters with double locking;  
wooden window frames with double glazing  
Tuscan-style solid wood interior doors  
mosquito nets to all exterior fixtures  
terracotta floors and bathroom floors and walls in hand-painted Vietri artisan ceramics  
attic and roof made of wooden beams and rafters

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## All about the location

panoramic hillside

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## Contact partner

For further information, please contact your contact person:

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