

Terricciola – Toscana

# Building renovated and divided into six apartments

Property ID: IT252941840



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 1.050.000 EUR • ROOMS: 10**

Property ID: IT252941840 - 56030 Terricciola – Toscana

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## At a glance

Property ID	IT252941840	Purchase Price	1.050.000 EUR
Available from	19.02.2025	Commission	Subject to commission
Rooms	10	Total Space	ca. 425 m <sup>2</sup>
Bedrooms	8	Equipment	Swimming pool
Bathrooms	7		
Type of parking	10 x Other		



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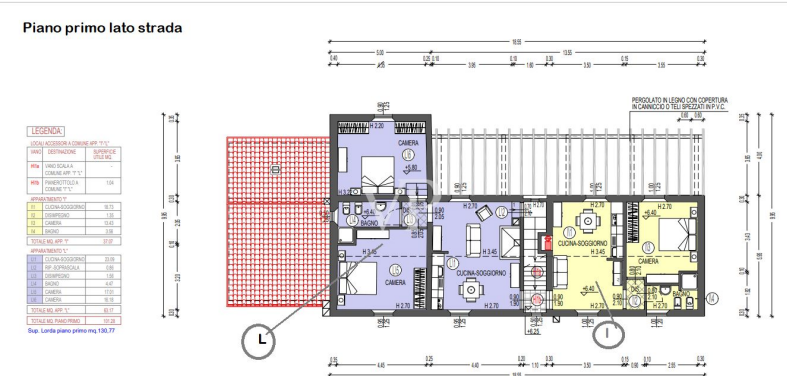
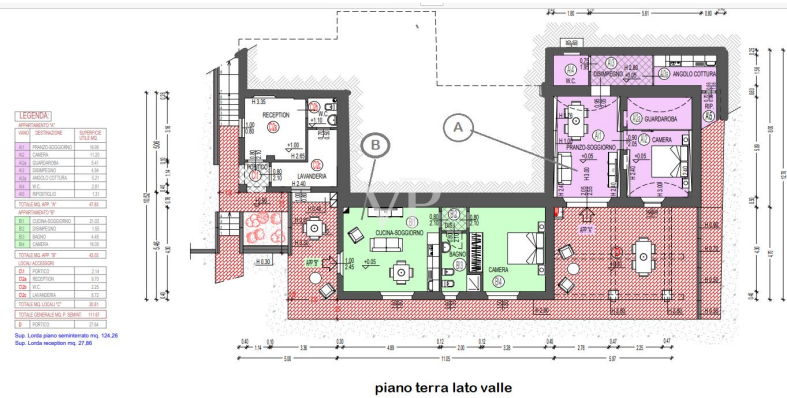
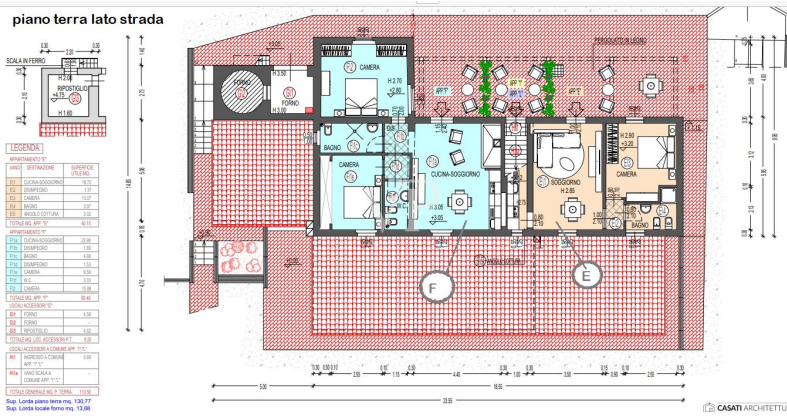
## The property

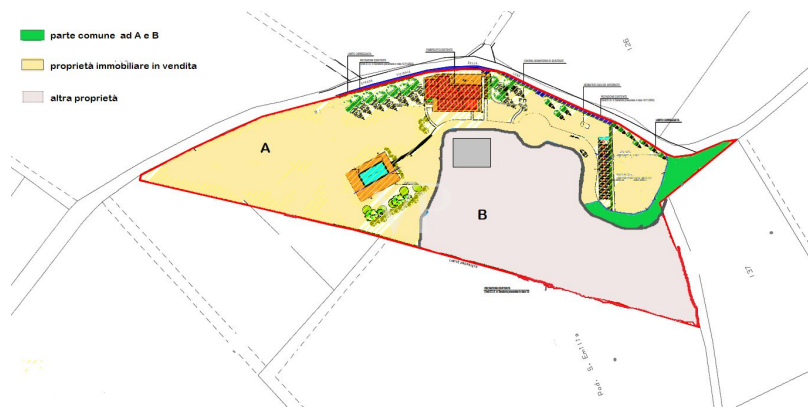




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# Floor plans





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

From the Galileo Galilei International Airport in Pisa by means of the superhighway, one arrives, after about 30 km, in the municipality of Capannoli and from here in the direction of the turreted city of Volterra, crossing an agricultural territory of unquestionable scenic beauty, one arrives in the municipality of Terricciola. After a further 10 km or so, just before reaching Lajatico, the birthplace of the maestro Andrea Bocelli, we turn off the Volterrana provincial road to follow a farm road, which crosses fields planted with wheat until we reach the entrance to the property. From here, the private road that descends gently, overcoming a difference in height of about two meters, which leads us to the parking area placed in the shade of an imposing pine tree more than 30 meters high, while the farm road continues skirting the park of the farmhouse bordered by tall trees to the east, creating a sort of natural amphitheater, which slopes gently towards the river Era. Having parked the car, we are greeted by the beauty of the place, where silence and quiet accompany us out of time, while not far away life flows fast and frenetic without us noticing. The property proposed for sale consists of a well-restored building used for tourist use divided into six apartments (two on each floor), immersed within a large garden of about 8900 square meters where there is a rectangular swimming pool of 6x12 meters, with around a travertine slab easily accessible by a stone driveway. From the parking lot on foot you can reach, the reception with the services and the first two apartments located on the ground floor on the valley side, one of which is characterized by a large porch, an ideal place for dinners or moments of relaxation, while an external staircase made on the side of the building leads us to the ground floor on the street side, where we find two more apartments and the staircase connecting to the upper floor where the remaining two apartments are located. Description of housing units: 1/A) This apartment consists of living/dining area with access from the large porch, hallway, kitchenette, bedroom with walk-in closet and bathroom Floor area sqm 47.83; 2 /B) This apartment consists of kitchen, living room, hallway, bedroom and bathroom Floor area sqm 43.00; 3/E) This apartment consists of living/dining room, hallway, bedroom and bathroom Floor area sqm 40.15; 4/F) This apartment consists of large living/dining area with fireplace, hallway, two bedrooms and two bathrooms Floor area sqm 60.46; 5/I) This apartment consists of living/dining area, hallway, bedroom and bathroom Floor area sq.m. 37.00; 6/L) This apartment consists of large living/dining area with fireplace, hallway, two bedrooms and bathroom Floor area sq.m. 63.17. Total gross floor area sqm 425

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## Details of amenities

- Well-restored building used for tourism purposes
- Divided into six apartments
- Parking lot
- Garden of about 8900 square meters
- Rectangular swimming pool of 6x12 sqm
- Solar travertine pavement



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## All about the location

From the Galileo Galilei International Airport in Pisa by means of the superhighway, one arrives, after about 30 km, in the municipality of Capannoli and from here in the direction of the turreted city of Volterra, crossing an agricultural territory of unquestionable scenic beauty, one arrives in the municipality of Terricciola. Traveled another 10 km or so, just before reaching Lajatico hometown of the maestro Andrea Bocelli, we turn off the provincial road Volterrana to follow a farm road, which crosses fields planted with wheat until leading us to the entrance of the property.



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## Contact partner

For further information, please contact your contact person:

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