

for Sale to Volterra : S.cipriano



1.200 square meters | : 24

We are honored to present this true gem, a prestigious **Renaissance residence** nestled in the green Tuscan hills just minutes from the center of **Volterra**, a unique property capable of evoking the atmosphere of times gone by

The **Villa**, built in **1600**, retains all its charm and original architectural features, a rare example of a historic residence that has remained unaltered over the centuries. This is thanks to the sensitivity of the family that has owned it for generations and is now ready to hand it over to equally sensitive buyers who are ready to write a new chapter in its history

The Villa has hosted illustrious figures, the most famous was the film director Luchino Visconti, famous for films such as "The Leopard." Visconti rented the villa during the filming of "Vaghe stelle dell'Orsa", shot in Volterra in 1964 and starring Claudia Cardinale. It was here that the director met actor Helmut Berger, who later became his lifelong partner. We're talking about the golden age of Italian cinema, the years of La Dolce Vita. Wandering through the rooms of this residence, we can imagine and relive the atmosphere of that era!

The entire property currently requires a complete restoration, both internally and externally. It consists of three buildings, totaling approximately 1,200 square meters of covered space (equivalent to 1,040 square meters of net floor area), surrounded by lush Italian style gardens with a swimming pool, as well as approximately 10 hectares of agricultural land. A team of highly qualified professionals will be at your service to plan the restoration project together, tailored to your needs, to bring this architectural gem back to its former glory.

This important historic residence is located just 4 km from Volterra, perched on a hilltop accessible via a charming cypress-lined drive with stunning views of the countryside and the Etruscan city. Breathtaking views extend north to the Apennines, west to the Tyrrhenian coast, and south to the Volterra skyline.

This villa features the typical layout of Renaissance villas, with all the original materials and frescoes.

On the ground floor, we access a large frescoed entrance hall, two living rooms, a dining room, another spacious living room, two storage rooms, a terrace covered with climbing plants, a card room with private bathroom, two bathrooms, and a double bedroom with private bathroom. A few steps down, we find a traditional kitchen featuring a splendid cross-vaulted ceiling and a fireplace, as well as a large pantry, the space where traditional Tuscan dishes were prepared for the family.

A staircase in the main entrance hall leads to the first floor, where we find another large living room, six bedrooms, one of which is very spacious and features two alcoves. Each bedroom has its own bathroom, and there's also a storage room.

In the basement, accessed from the kitchen or the back of the villa, are the cellars, featuring exquisite vaulted ceilings.

It's also possible to negotiate the purchase of the villa's original furnishings, including many valuable items.

Adjacent to the villa is a second, more recently built house, once used by the farmer and comprising five large rooms, a kitchen, bathroom, and storage room. On the ground floor of this building are very large and charming cellars with large cross vaults, and adjacent to them are a garage and a wood shed.

A few meters away is the former barn, built on two levels with its typical stone and brick structure. Like the rest of the property, it can be renovated and converted into a living space.

The property includes 10 hectares of land, 3 hectares of which are currently cultivated for the production of extra virgin olive oil, with a total of 600 olive trees. The land also includes a spectacular panoramic viewpoint at the beginning of the road, a natural terrace overlooking the Tuscan countryside, a place known to locals as one of the most evocative, perfect for meditating while gazing at breathtakingly beautiful sunsets or, why not, hosting intimate wedding ceremonies. The pictures speak for themselves

Furthermore, in the wooded areas of the property, we also find a natural water source, known as the "Fontaccia."

This extraordinary historic property set in a dominant position guarantees tranquility and discretion, offering an exclusive retreat for those seeking a prestigious place where to live or the perfect location for a charming boutique hotel just minutes from Volterra, one of Tuscany's oldest and most vibrant cities.

Property details

---> **Codice** <---: 538

---> **Motivazione** <---: Sale

---> **Tipologia** <---:

Region: Toscana

---> **Provincia** <---: Pisa

---> **Comune** <---: Volterra

---> **frazione** <---: S.cipriano

---> **Prezzo_Richiesto** <---: € 730.000

---> **Totale_mq** <---: 1.200 square meters

---> **Locali** <---: 24

: 1600

: Yes































































































