

for Sale to Volterra



400 square meters | : 6 | : 5 | : 16

Set on a natural terrace, with a phenomenal panoramic view and with a ideal sun exposure, in the countryside of Volterra, Tuscany, this farmhouse is a real gem!!

Designed by a well-known architect according to a carefully studied project, the Farmhouse for sale was built over the ruins of some rural building. The result is a perfect combination of ancient and modern, with bright rooms and large windows that create a pleasant continuity between indoors and outdoors.

The well-kept garden features a 10x5 swimming pool with a 60 sqm stone solarium, paved areas and an incredible barbecue corner, all ideal spaces for memorable moments outdoors, one of the most dreamed regions in the world, Tuscany.

The city of Volterra, with all services, is only 14 km away.

The farmhouse (400 sqm, 4/5 bedrooms and 6 bathrooms) is developed on two floors and was recently renovated with energy saving's criteria reaching the remarkable class A +, thanks to underfloor heating with heat pumps, photovoltaic system, bedrooms-living room-kitchen equipped with air conditioning, insulation...

Let's walk in ... we enter the living area composed of three large rooms, connected to each other, creating an open space, with sofas, dining table, fireplace, enriched by the traditional features such as wooden beams and terracotta tiles; then we find a bathroom and an open kitchen with an incredible large window that is like a "live picture", look at the photos!!! The kitchen opens onto the terrace with the barbecue area in front of a breathtaking panorama.

On the opposite side of the ground floor, we find the sleeping area with two bedrooms, a double bedroom with bathroom and the master

bedroom with walk-in closet, bathroom for him, bathroom for her and a large shared central shower, with access from both bathrooms.

Downstairs, connected via an internal staircase, there are two other bedrooms, of which one with bathroom, another bathroom, a living area with access to the wine cellar, a study, a fitness area with bathroom, a laundry and a technological room. Each room has an exit to the garden.

The result is a building of great charm, with a perfect mix of ancient and modern elements generating continuity between the charme of the original building and the latest architectural requirements, a great example of minimalism, attention to detail and comfort.

Also, the utmost care has been paid to the design of furnishings that were created specifically by the architect for a perfect integration with the building: for this reason, all the furnishings in the house are included in the sale, as they are an integral and fundamental part of the project.

The villa is surrounded by a well-kept garden of about 4,820 square meters, fenced with automatic gate, which include green areas with ornamental plants and flowers, paved paths and a gravel yard that can be used as a parking lot. There are two wells, one of spring water and one for the collection of 10,000 liters of rainwater.

Volterra 14km; 20 ', San Gimignano 18km; 30', Monteriggioni 37km; 50 ', Siena 53km; 1h, Bolgheri 54km; 1h 10', Pisa 68km; 50 minutes, Lucca 76km; 1h 15 ', Florence 77km; 1h, Pisa Galilei 65km; 1h, Firenze Vespucci 75km; 1h.

Certifications

: A1

Property details

---> **Codice** <---: 456

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

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

Region: Toscana

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

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

---> **Prezzo_Richiesto** <---: Confidential Negotiation

---> **Totale_mq** <---: 400 square meters

---> **camere** <---: 5

---> **bagni** <---: 6

---> **Locali** <---: 16

: 2

: 2020

: Yes

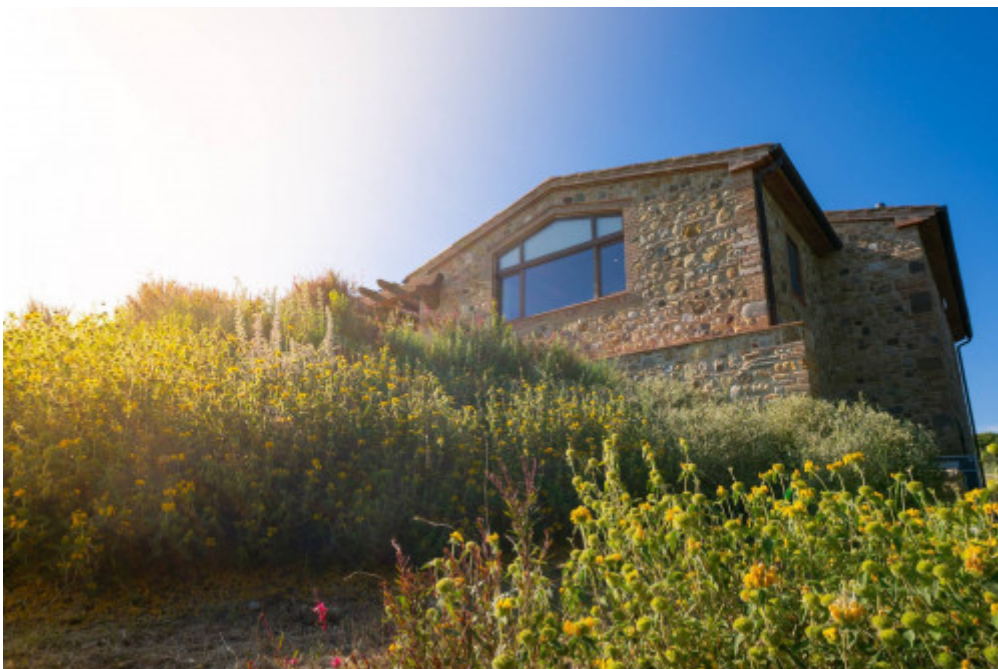
: 500.000 meters



























































volterraca.it di creatini francesco

Via Guarnacci, 29 - Volterra (PI) - Phone number 058887915 Mobile 3421248043
info@volterraca.it - <https://www.volterraca.it>
V.A.T. 01997990500