

## for Sale to Volterra : Villamagna



**225 square meters | : 2 | : 3 | : 10**

Your property **READY** to move in or to rent, a fantastic turn key project!!!

Yes, you read that right, your semi-detached **Tuscan House**, on two levels with land and a **swimming pool**... recently and completely renovated, enhanced by picturesque views of the Tuscan countryside.

We are in the little village of **Villamagna**, 15 minute drive from the splendid **Volterra**, a town nestled atop a Tuscan hill with amazing 360-degree views. In Villamagna you will find a coffee bar to meet the locals, a supermarket and a Farmacy.

This stunning location is strategically located near the most renowned destinations in magical Tuscany: Pisa, Florence, Siena, San Gimignano, the sea... **Pisa International Airport** is 40-minute drive away.

A comfortable, bright, spacious, characterful property, perfect for all seasons, thanks to the newly installed heating and cooling systems... pellet, **air conditioning**, and two beautiful fireplaces ready to warm your heart on winter days. Then there are the outdoor spaces to enjoy: the panoramic covered terrace on the first floor, the ground-floor terrace under the portico, the **garden** in front of the house, and the **swimming pool** with solarium accessible via some nice steps through the garden.

The apartment is on the first floor, accessed via the external staircase and the panoramic covered terrace overlooking the **Volterra** skyline (take a close look at the photos and video). The house measures 120 square meters gross, with kitchen and living room with a fireplace, connected by large windows, harmoniously blending with the sleeping area, comprising two bedrooms, a bathroom, and a closet.

On the ground floor, there's a guest room with a fireplace and bathroom... then the utility rooms, laundry room, and garage, currently used as a studio.

In short, you understand that we are talking about a very versatile, perfect solution, in Tuscany and a short distance from its pearls, ready for your summer and winter holidays and to be rented... now CALL US +39 3421248043!!!

## Property details

---> **Codice** <---: 528

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

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

**Region:** Toscana

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

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

---> **frazione** <---: Villamagna

---> **Prezzo\_Richiesto** <---: € 375.000

---> **Totale\_mq** <---: 225 square meters

---> **camere** <---: 3

---> **bagni** <---: 2

---> **Locali** <---: 10

: Yes















































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**volterraca.it di creatini francesco**

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