

# Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.  
Tuscany Inside Real Estate by Anna Riviaccio is not responsible for any inaccuracies, imperfections or anything else.

## stone house with swimming pool near volterra Volterra (Pisa)

Detached property located in the Volterra countryside, a perfectly furnished house ready to be inhabited immediately, completely independent and , at the same time, close to services.

The house is located 10 km from the Etruscan town and via the provincial road you travel about 9 km of asphalt road, and 1 km of gravel road in good condition.

The farmhouse was completely built in the typical Tuscan style using the volumes of a 2009 house, and the land is completely fenced with an automatic gate.

The main house consists of a basement, a ground floor and a first floor, each of the floors has its own independent entrance, for a total of 300 sqm gross.

The house is composed as follows:

- Basement floor with direct access to the swimming pool, a room used as a "Pool House" with a kitchenette complete with dishwasher, fridge and dining area, dressing room and bathroom, as well as a technical room with a 5000 liter water tank;
- The ground floor accessible from several sides is composed of a complete kitchen, a living area equipped with a wood-burning fireplace and a pellet stove in the dining area, a double bedroom, bathroom with shower, another bedroom with single beds and a large living area with another fireplace and a pellet stove insert;
- An internal staircase from the dining area leads to the first floor characterized by a large double bedroom with reading area and pellet stove, dressing room which leads to the bathroom, and a second double bedroom with dressing room and bathroom. In the large room there are provisions for a kitchen to possibly divide the house into two independent apartments.

As regards the systems of the house, there are 3 pellet stoves in addition to LPG heating, furthermore there is the possibility of using the heat pumps positioned in all the rooms except in the bathrooms which also power the cooling;

The hot water is powered by two boilers divided for the two floors (first and ground) and one for the basement and each floor has its own electrical panel with a power of 15 kw, in addition to the satellite dish for the TV and the internet.

The house enjoys excellent East/West exposure with sun all day and is equipped with a patio with pergola, barbecue area and a large paving in the pool area.

- The 8m x 4m swimming pool is 1.60m deep. All windows and doors are new with double glass.

The property is surrounded by 6000 m2 of agricultural land, in addition to being fenced, we find a lawn area with olive trees, surrounded by native plants such as rosemary, sage and fruit trees, with a 3000 liter collection well, there are also some wonderful cypress trees at the entrance to the property.

**SALE**  
**€ 1.500.000,00**

LISTING DATA	
Published on	17-07-2023
Reference	560
Type	2. Farmhouse - Villa - House
Property condition	1. Restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 1.500.000,00

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### GEOGRAPHIC DATA

<b>Municipality</b>	Volterra
<b>Province</b>	Pisa
<b>Region</b>	Toscana
<b>Country</b>	Italy
<b>Location</b>	Countryside

### PROPERTY FEATURES

<b>Energy rating</b>	F Indice di prestazione Energetica: 323 kwh/m2
<b>m<sup>2</sup></b>	300
<b>Bedrooms</b>	N. 4
<b>Bathrooms</b>	N. 4

### GARDENS AND GROUNDS

<b>Adjoining land</b>	m <sup>2</sup> 6000
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