



Rustic/Farmhouse/Court for sale in Pomarance

€ 750.000

Ref. CBI129-2210-130174



660 sq.m. | Bathrooms: 5 | Bedrooms: 8 | Rooms: 17

The farmhouse located in the beautiful hills between Volterra and Pomarance represents an authentic Tuscan jewel. Its position immersed in the uncontaminated and silent greenery, surrounded by centuries-old trees and overlooking the evocative landscapes of the Alta Val di Cecina, creates a unique and evocative atmosphere.

The structure, part of an organic farm, maintains a Tuscan stone style dating back to the early 1900s, testifying to the ancient peasant society of the time through careful renovation.

The farmhouse is spread over three volumes, with a larger central block which once served as the main residence. Inside, a beautiful antique fireplace stands out, offering the possibility to sit and warm up as people did in ancient times, creating a welcoming atmosphere for evenings of conversation.

The entire structure includes five apartments, divided into two two-room apartments and three three-room apartments. Each apartment has a living room with kitchenette, living area, bedrooms and bathrooms. An apartment on the ground floor is specially equipped to overcome architectural barriers, ensuring accessibility to all. The apartments are equipped with independent LPG heating, wooden window frames and doors, offering comfort and authenticity.

The ground floor also houses a large room used as a recreation room, adding an element of leisure and entertainment for guests.

The large courtyard around the farmhouse is equipped with relaxation areas and a spacious swimming pool with solarium, offering opportunities for rest and relaxation outdoors.

The surrounding lands are part of a vast agricultural company with cultivations of olive trees and vineyards. Upon request, it is



possible to expand the availability of land. Currently used as a tourist accommodation facility, the farmhouse offers a strategic position close to places of cultural and environmental interest such as Volterra, San Gimignano and Siena. However, its quiet location allows guests to enjoy moments of absolute relaxation, immersing themselves in nature and experiencing the unforgettable sensations that the Tuscan countryside can offer.

In summary, the farmhouse represents an ideal place to regenerate and fully appreciate the beauty of Tuscany.

Exclusive sales of the Coldwell Banker real estate agency - For privacy reasons the address on the card is indicative. However, the property is located in the immediate vicinity

Certification

Energy Class: G

EPglnr: 158.75 kwh/□

Features

Property ID: CBI129-2210-130174

Contract: Sale

Categoria: Rustic/Farmhouse/Court

Address: Stada comunale delle Macie, 15

Zip Code: 56045

Municipality: Pomarance

Total sqm: 660 sq.m.

Bedrooms: 8

Bathrooms: 5

Rooms: 17

Internal condition: Good

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1900

Current Status: Available after the deed of sale

Garden: Private, 11.000 sq.m.

Kitchen: Kitchenette









