



## Villa for sale in Volterra

**€ 3.300.000**

**Ref. CBI162-2221-159**



**600 sq.m. | Bathrooms: 7 | Bedrooms: 10 | Rooms: 20**

Beautiful Tuscan estate carefully renovated and immersed in a magnificent setting of 120 hectares of private land.

This is an ancient stone farmhouse, equipped with all comforts and stands out with a welcoming and familiar style, located in the heart of the renowned municipality of Volterra, in a dream setting nestled among the rolling Tuscan hills covered with vineyards and olive trees they form the backdrop to this family home.

The property of approximately 600 m2 consists of a farmhouse with 4 accommodations plus an important space on the ground floor to be transformed into an additional home. the entire property is in excellent condition; the structure has been recently renovated, enhancing the typical Tuscan style using original materials such as terracotta and exposed wooden beams where possible.

A wonderful veranda offers a 360 degree view of the property and the suggestive surrounding countryside.

Outside, a large swimming pool with solarium to relax and enjoy the beautiful landscape.

The land measures 120 hectares, and mainly includes woods (90 hectares), fields and pastures, olive groves and fenced areas for the reproduction of wildlife for the hunting reserve.

The house's systems are fully functional, and the heating is guaranteed by an efficient pellet system.



Furthermore, a new 29 kW photovoltaic power plant is being installed to produce clean energy.

The woods offer the possibility of pleasant walks and horseback riding, while an internal lake adds a touch of natural beauty to the property.

## Certification

**Energy Class:** Under evaluation

## Features

Property ID: CBI162-2221-159

Contract: Sale

Categoria: Villa

Address: Strada Provinciale Volterrana

Zip Code: 56048

Municipality: Volterra

Total sqm: 600 sq.m.

Bedrooms: 10

Bathrooms: 7

Rooms: 20

Internal condition: Excellent

Floor: Buildings

Independent heating: Heating

Parking space: Uncovered Parking

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Present

Garage: Shed





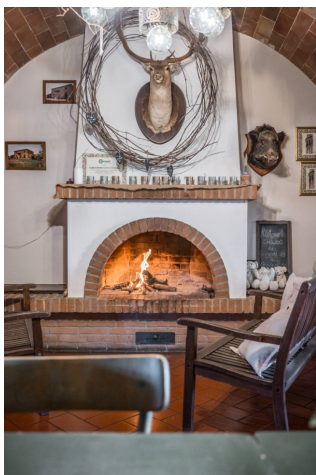
**24RE**

Via de Guicciardini 15 - Firenze (FI) - +39 351 390 6861  
 24refirenze@citaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962

















## 24RE

Via de Guicciardini 15 - Firenze (FI) - +39 351 390 6861  
24refirenze@citaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962