



## **Villa for sale in Volterra San Cipriano € 390.000 Ref. CBI129-2210-130211**



**320 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 14**

Villa located in a panoramic area at the foot of Volterra.

The building is a terraced house consisting of two floors above ground with a private garden which allows you to enjoy a relaxing atmosphere and land of approximately 5 H.

The property consists of two independent apartments with seven rooms each.

The ground floor apartment consists of a kitchen-dining room, hallway, living room, three bedrooms, two closets, bathroom.

On the ground floor we also find a large storage room, cellar and a woodshed in the basement, communicating with each other.

The second apartment is located on the first floor with exclusive access from the shared courtyard via an external staircase.

Consisting of kitchen-dining room, hallway, living room, three bedrooms, closet, bathroom and terrace.

Next to the property there is another building for use as service rooms and garage spaces, with a single floor above ground with independent access from the common courtyard.

The state of conservation needs to be restored, thus offering the possibility of customizing the rooms according to your needs.

The land consists of an olive grove with approximately 200 plants in production and additional land including arable land, orchard and copse.

The large size of the land allows the construction of a swimming pool with a panoramic view of Volterra.

The property with its large spaces is suitable both as an investment for families, parents and children, having two independent entrances, and as an accommodation facility.



\*THE PROPERTY IS EXCLUSIVE FOR SALE OF COLDWELL BANK

\*For privacy reasons, the address in the form is indicative. However, the property is located in the immediate vicinity.\*

## Certification

**Energy Class:** G

**EPglnr:** 157.25 kwh/□

## Features

Property ID: CBI129-2210-130211

Contract: Sale

Categoria: Villa

Address: Strada provinciale Volterrana, 15

Zip Code: 56048

Municipality: Volterra

Zona: San Cipriano

Total sqm: 320 sq.m.

Bedrooms: 6

Bathrooms: 2

Rooms: 14

Internal condition: To be renovated

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1940

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Garage: for two cars, 42 sq.m.















