# Toscana

## Volterra

Ref. 5778: Detached house in complex with only 4 unite. 3 bedrooms, PV-installation, Pool
Asking Price: € 470.000



# Description

Detached house in small borgo with swimming pool. Unique situation where you share the common pool and surrounding grounds with only 3 other houses. The wide panorama and the excellent access over only 100 meters of dirt road, make this property a wonderful vacation home that can also serve as a permanent residence.

The house was completely rebuilt a few years ago and is therefore fully compliant with the current standards classified in energy class A1. The finishing is good and despite its young age one can also see some traditional Tuscan elements. The layout is practical, with on the first floor (at the front) a tasteful loggia as entrance which, very traditionally, houses a wood oven for baking bread or pizza. Then one enters a comfortable multifunctional living space, a bathroom/laundry room and a storage room. Since the house is on a slope, the second floor at the back is accessible without stairs from the outside (internally also via a staircase from the first floor). Here one finds a spacious living room with fireplace, a kitchen with dining area and a bathroom. Externally on this level there is a spacious panoramic terrace. Upstairs there are 3 bedrooms and a bathroom. In addition to about 400 m2 of private garden around the house, there is the grounds in partial ownership on which there is a large infinity pool and a parking space covered with a canopy. The house is equipped with air conditioning and gas heating while a solar panel with a capacity of 6KW contributes to the energy costs.

distances: Volterra 10 min, Pisa airport 55 min, kust 35 min.

# Pictures











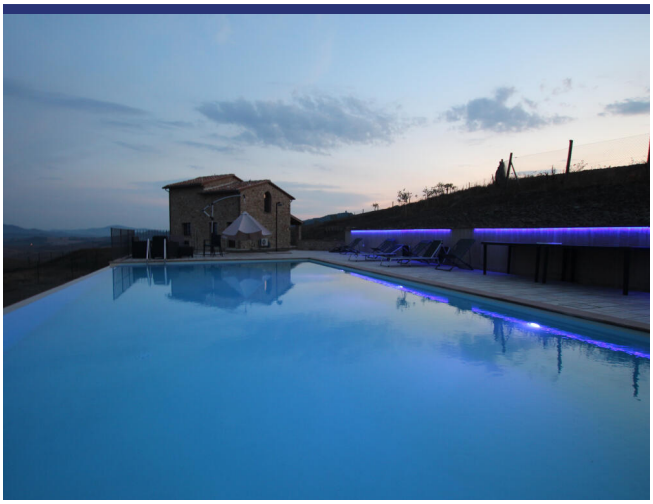














# Location & Details




(Map does not indicate the exact location of the property)

- Reference: 5778
- Villa/Farmhouse
- Apartement/In borgo
- Panoramic View
- 30 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 470.000

- Floorspace: 170 $m^2$
- SQM Plot: 400 $m^2$
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

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