

# Toscana

## Volterra

Ref. 5775: duplex- apartment, 1 bedroom, private garden - in borgo with pool  
Asking Price: € 300.000



# Description

Characterful house with private garden and fantastic views , in one of the most beautiful 'borghi' of Tuscany.

The Borgo can be reached via an approximately 2 km long, well maintained strada bianca and is a real oasis of tranquility. The beautiful Etruscan town of Volterra with its medieval center can be reached by car in about 8 minutes.

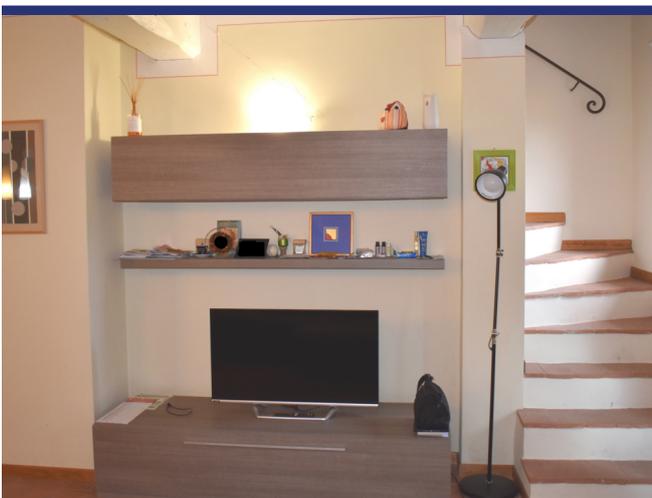
The borgo is spacious, beautifully maintained and offers a large swimming pool with a breathtaking 360 degree panorama. At the entrance to the borgo, which has an automatic gate, is the parking lot. However, the houses can be reached by car for loading and unloading, but otherwise the borgo remains car-free.

The charming duplex apartment (no upstairs or downstairs neighbors) is entered through the private garden and a large glass front that gives access to the first floor with spacious living room, open kitchen and bathroom. The same glass front makes it possible to enjoy the beautiful panorama also in the sitting area. On the upper floor one finds a spacious bedroom, also this one with panoramic views, and the second bathroom.

The restoration of about 14 years ago was carried out with high quality materials and with many tasteful elements as antique terracotta floors, chestnut wood 'travi e travicelli'. house is equipped with central heating and fireplace and falls in the energy class 'C'.

Driving times: Volterra center 8 minutes, Pisa Airport 50 min, Coast 45 min, Siena 40 min, Florence 1 hour.

# Pictures







# Location & Details



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

- Reference: 5775
- Apartement/In borgo
- Panoramic View
- 30 km to Sea
- 4 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 300.000
- Floorspace: 70 m<sup>2</sup>
- SQM Plot: 200 m<sup>2</sup>
- Bedrooms: 1
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

# 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 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

