

Ref. 2480 – **VILLA VOLTERRA**www.romolini.co.uk/en/2480

RESTORED LUXURY VILLA WITH SWIMMING POOL FOR SALE IN VOLTERRA, TUSCANY

Volterra – Pisa – Tuscany**VIEW ON OUR WEBSITE****Interiors**
1,160 sqm**Bedrooms**
5 (up to 9)**Bathrooms**
6 (up to 9)**Swimming pool**
20 x 5 m**Total land**
98,5 ha**Olive grove**
600 trees

Along a river in the Pisan hills, not far from the medieval town of Volterra, 98.5-hectare estate with country villa and olive grove for sale. The property (over 850 sqm) was finely renovated by the current owners in 2018 and currently houses 5 bedrooms and 6 bathrooms, plus large rooms on the first floor to be finished. The garden around the house houses the 20 x 5 m infinity pool and 600 olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2480 – VILLA VOLTERRA

TYPE: countryside villa

CONDITIONS: restored (2018), luxury finishes

LOCATION: hilly, very panoramic

ACCESS: unpaved road (5 km)

INTERIORS: 1,160 square meters (12,481 square feet)

TOTAL ROOMS: 25

BEDROOMS: 5 (up to 9)

BATHROOMS: 6 (up to 9)

ANNEXES: depot, technical room

MAIN FEATURES: stone and brick walls, vaulted ceilings, wooden beams, ceramic and polished concrete flooring, elevator, domotics, alarm system, stone fireplaces, boiserie, pergola, *Infinity* swimming pool, garden, irrigation system, depot, olive trees, private ponds for irrigation

EXTERIORS: 98.5 hectares (243.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 20 x 5 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water + private well + private ponds

TELEPHONE: already connected

ADSL: yes

GAS: LPG (energy class A2)

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Volterra (13km; 25'), Saline (13km; 30'), Pomarance (20km; 35'), Casole d'Elsa (28km; 40'), Colle di Val d'Elsa (32km; 45'), San Gimignano (33km; 45'), Cecina (42km; 1h), Monteriggioni (43km; 55'), Bolgheri (44km; 1h), Siena (59km; 1h 10'), Massa Marittima (62km; 1h 20'), Pisa (76km; 1h 25'), Lucca (84km; 1h 55'), Livorno (83km; 1h 30'), Florence (87km; 1h 40')

CLOSEST AIRPORTS

Pisa G. Galilei (73km; 1h 15'), Firenze A. Vespucci (93km; 1h 30'), Bologna G. Marconi (175km; 2h 25'), Genova C. Colombo (245km; 3h 10'), Roma Ciampino (301km; 3h 45'), Roma Fiumicino (316km; 3h 40')

VILLA VOLTERRA

Along a **river** in the **Pisan hills**, not far from the medieval town of **Volterra**, **98.5-hectare estate** with **country villa** and **olive grove** for sale. The property (over 850 sqm) was finely renovated by the current owners in 2018 and currently houses 5 bedrooms and 6 bathrooms, plus large rooms on the first floor to be finished. The garden around the house houses the **20 x 5 m infinity pool** and **600 olive trees**.

The house is reached by a white road of about 5 km and is about 13 km from Volterra, where all services are available. From here it is then easy to move around all of **Tuscany**, both to the hinterland with its historical cities (Florence, Siena, Monteriggioni, San Gimignano) and to the sea (Lucca, Cecina, Massa Marittima...).

DESCRIPTION OF THE BUILDINGS

The **villa** (875 sqm – 9,415 sqft, 5 bedrooms and 6 bathrooms) is a typical example of a country building with stone and brick structure, fully renovated and consolidated in recent years. On the ground floor, with large windows overlooking the garden, it consists of an entrance hall with elevator and service bathroom, a large living/dining room, an eat-in kitchen with pantry, a living room with vaulted ceilings very suitable as a music room, two bedrooms with en-suite bathrooms, a small private office, a workshop (also very suitable as a bedroom and/or living room) and a laundry room with adjoining technical room.

Going upstairs we find a sitting room and three bedrooms with en-suite bathrooms. The north wing of the building, on the other hand, is currently in builder's finish, with fittings to be installed, and includes seven rooms that could be used as bedrooms and bathrooms.

The **depot** (270 sqm – 2,905 sqft) is a large rural building that is currently used as a shelter for vehicles and equipment used in working the land.

Completing the property is a **small outbuilding** (15 sqm – 161 sqft) that serves as a technical room and storage for equipment.

STATE AND FINISHES

The house has been renovated while maintaining its charm, but without sacrificing the conveniences and amenities expected in the 21st century. The building has an elevator between the two floors, home automation for system control, underfloor heating with a heat pump, and a photovoltaic system. The renovation also took the opportunity to improve the building in terms of energy efficiency, taking advantage of the great thickness of the walls and the installation of modern fixtures.

EXTERIORS

The property stretches for about **98.5 hectares (243.4 acres)** on the Pisan hills, bordered on the southern side by a river. The land around the house is fenced in for about 5.0 hectares: here are the garden (5,100 sqm) with a saltwater **20 x 5 m Infinity pool**, **600 olive trees**, fruit trees, and uncultivated land very suitable if more olive trees were to be planted. Access to the property is via three gates, two driveways and one pedestrian.

Outside the fence the estate is entirely covered by **woodland** (55.9 ha) and **arable land** (39.5 ha), very apt also for planting vineyards.

Three small ponds within the property boundaries supply water to the irrigation system, which is also assisted by two underground cisterns for collecting rainwater.



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