



Farm with unique view of the Val d'Orcia

Price: € 3,000,000.00

Reference Code: 3936

Description

Surrounded by greenery and overlooking the Val d'Orcia, Unesco heritage site, beautiful property consisting of two farmhouses of a total of about 500 square meters, largely restored, now used as a tourist accommodation, with swimming pool, 7 ha of land and a wonderful panoramic view.

Description

The main farmhouse offers terracotta floors and ceiling beams, on the ground floor a large living room with fireplace and a beautiful arched window, while an original brick arch leads to the new and spacious kitchen, with direct access to the outside and, a few steps further down, you enter the old stables to today's living area, with stone fireplace, created for moments of relaxation, and a service bathroom. From every window you can enjoy a wonderful landscape, as in a painting, and the rooms in addition to being very bright are also comfortable and spacious. Also on the floor there is a part of the house that remains unfinished, where only the facilities remain to be done, and could be obtained two additional rooms, two bathrooms and another room, to date thought of as a laundry room. Also in this area is another room with independent access and bathroom. On the first floor, accessed both from the inside, with a beautiful iron spiral staircase, and externally, through an original stone staircase, we find two bedrooms and a bathroom. The second farmhouse opens with the living area, a large original fireplace, a kitchenette and three bedrooms with a bathroom. This unit is much more rustic and authentic, keeping the taste of the typical Tuscan style, also here the rooms are bright and offer breathtaking views from the windows. A beautiful pool area, all fenced in allows you to enjoy a charming private green space, as well as magnificent views. Heating is by LPG, while for water, in addition to municipal water, there is a collection cistern.

Condition and refurnishments

The renovation was done in accordance with earthquake laws, there are two Imhoff pits, one for each property.

Outdoor spaces

The land belonging to the property is about 7 ha, with about 500 sqm of olive grove. In addition to the pool completes the property a woodshed, very nice, made of stone, perfect as a shed or maybe to make a 'winter garden.

Potential uses

Perfect as a charming accommodation, also ideal as a prestigious personal residence.

Location

Sarteano (SI) is a small Etruscan village that enjoys the most total tranquility, is located in the lower province of Siena less than 10Km from Cetona and Chiusi. Places of interest such as Città della Pieve, San Casciano dei Bagni and Chianciano Terme are within 20Km. The airports of Rome and Florence are 180 and 130 kilometers away, respectively. Here you will find the peace and beauty of the landscape typical of this area.

Rooms	Bathrooms	Square Footage	Garden/Terrace	Energy Class	Status
16	3	500 Sq. Ft.	70000 Sq. Ft.	G	Ottimo - Ristrutturato

Location Overview



Accessibility Highlights

SEA-LAKE

HIGHWAY

TRANSPORT

SERVICES

PARKING

150 Km

20 Km

25 Km

8 Km

10 m

Additional Points of Interest: Montepulciano-15 km
Pienza-20 km
San Casciano-20 km
Aeroporto Roma Fiumicino-150 km
Aeroporto Firenze-170 km
Castiglion Del Lago-40 km













































































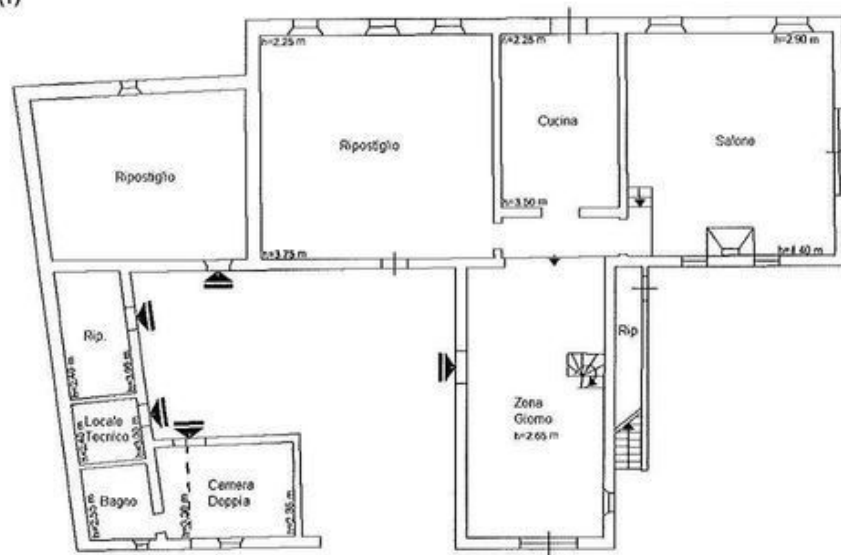




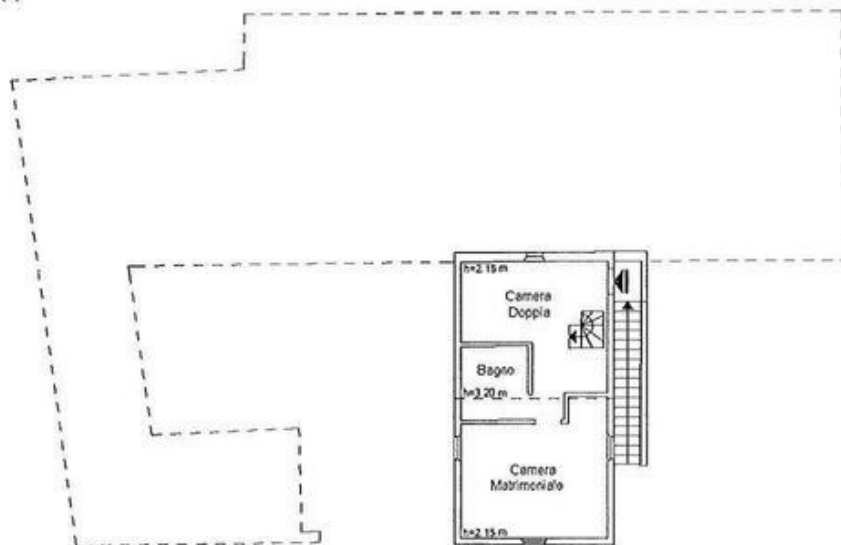




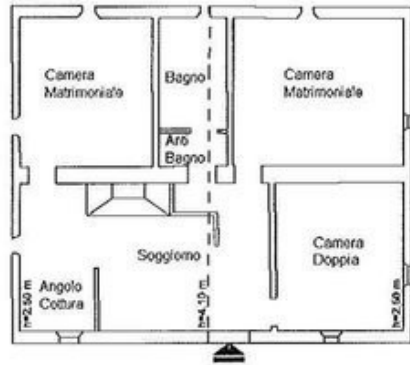
Piano Terra (T)



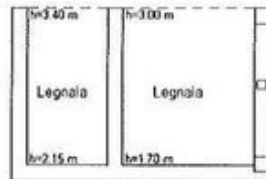
Piano Primo (1)



Piano Terra (T)



Piano Terra (T)





ROMA

Via di San Giacomo, 18
00187 Roma
Tel: (+39) 0693054569
info@luxuryhomes.it

FIRENZE

Via Roma, 4
50123 Firenze
Tel: (+39) 055212893
firenze@luxuryhomes.it



CETONA

Piazza G. Garibaldi, 29
53040 Cerona (SI)

PIENZA

Loc. Botteghino di Palazzo Massaini, 9
53026 Pienza (SI)

MONTEPULCIANO

Via di Gracciano del Corso, 6
53045 Montepulciano (SI)

GROSSETO

Via A. Bertani, 16
58100 Grosseto

