



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA IN SAN CASCIANO DEI BAGNI



Ref: 126

Toscana - Siena - San Casciano dei Bagni

PRICE: 1.150.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming pool: Si

Terrain: 0 ha

Located just a few kilometers from San Casciano dei Bagni, a beautiful and renowned thermal town, this stunning stone farmhouse is for sale. The property consists of a typical stone farmhouse, a dependence, a cellar, and 4 hectares of land with a swimming pool. An impressive stone staircase provides access to the property for sale. The location is dominant over the surrounding countryside. The farmhouse, situated in an extraordinary panoramic position, offers sweeping views from Mount Cetona to Mount Amiata, with the green valley in front dominated by the Radicofani Castle. The property for sale is in close proximity to well-known cities and villages such as Siena, Pienza, Montalcino, Bagno Vignoni, Chianti, and the Val d'Orcia. **INTERIORS** The two-story farmhouse for sale extends over a total area of 300 sqm and features 4 bedrooms and 4 bathrooms. The ground floor comprises a spacious living room with a fireplace and double access to the garden with a panoramic veranda, a double bedroom with a bathroom, a large eat-in kitchen with access to the garden, an additional room near the kitchen, and a service bathroom. The first floor offers a large master bedroom with access to a spacious balcony overlooking the extraordinary valley view. It includes a bathroom with a bathtub and shower, a double bedroom with a third bed and a bathroom with a bathtub, a service kitchen, and a pocket terrace overlooking the garden with a view of the swimming pool. The basement features a large cellar for wine and olive oil storage, built with meticulous construction criteria, and a space dedicated to storage. **EXTERIOR** The property is surrounded by a large fenced garden that includes a swimming pool (6x12 m, depths ranging from 0.85 m to 2.10 m). The fenced garden covers approximately one hectare, but the property extends over the entire hill, totaling 4 hectares, including arable land, an olive grove, and a forest. **DISTANCES** Distance to amenities: 1 km Distance to main airports: 76 km from Perugia, 164 km from Florence, 194 km from Rome Distances to key cities: 11 km from Radicofani, 24 km from Piancastagnaio, 29 km from Fabro **UTILITIES** Fixed telephone line: Available Wi-Fi: Available Heating: Autonomous Well: Present Water: Municipal water supply Electricity: Available **POTENTIAL** Due to its location and ample space, this wonderful property is suitable for use as a luxurious private villa, a luxury hotel, or a hospitality structure, allowing residents and guests to fully enjoy the charm of the Tuscan countryside.