UMBRIA REAL ESTATE
SINCE 2002

VILLA IN PIENZA



Ref: 128

Toscana - Siena - Pienza

PRICE: 790.000,00

Umbria Real Estate
Via Umberto I, 46 - Marsciano
www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 260.00 Mq
Bedrooms: 4
Bathrooms: 3
Swimming pool: No
Terrain: 0 ha

This splendid property is located just a few minutes from the town of Pienza with a splendid view of the countryside/hill of Castelmuzio and Petroio the town of terracotta and is immersed in the wonderful hills of the Val d'Orcia, one of the most suggestive areas of Tuscany.

This renowned valley has been recognized as a World Heritage Site by UNESCO, testimony to the authentic beauty of Tuscany.

The renovated farmhouse of about 238 commercial square meters is on two levels with two independent entrances.

The state of conservation of the farmhouse is impeccable, with terracotta floors, ceilings with exposed beams and wooden details that give a warm and welcoming atmosphere. The bathrooms are finely finished with high quality ceramics.

It is composed of: on the ground floor we find a large eat-in kitchen, a living room with fireplace, a study, a bathroom and a closet / laundry room, on the upper floor we find three double bedrooms, a bathroom, a study where it is possible to create a second bathroom.

The property includes two annexes of about 200 square meters, one on the side of the farmhouse where there is a working kitchen with a brick oven, the other, a short distance from the farmhouse, an agricultural building used as a shed and an underlying cellar in the rough to be finished, where you can create an outbuilding with the possibility of changing the intended use.

The property is completed by a land of about 18,000 meters, with 65 olive trees, 30 fruit trees and an uncultivated part, with an artesian well.

DISTANCES

Distance from services: 2 km

Distance from the main airports: 85 km from Perugia, 120 km from Florence, 200 km from Rome

Distances from the first cities: 9 km from San Quirico d'Orcia, 15 km from Montepulciano, 24 km from San Casciano dei Bagni.

SERVICES

Utilities: Telephone network, Wi-Fi available,Heating, electricity, mains water.