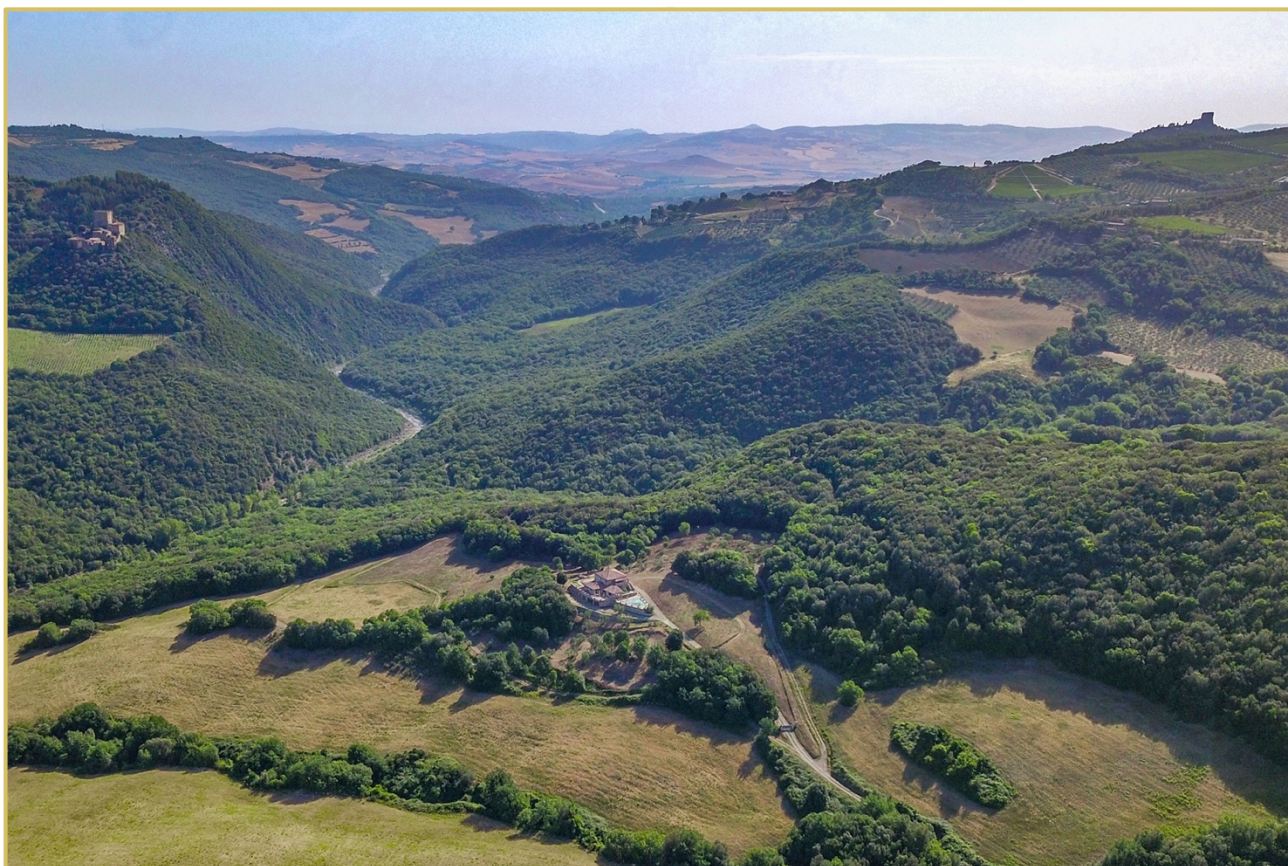


Ref. 2062 – **VILLA VAL D'ORCIA**

www.romolini.com/en/2062

LUXURY RESTORED VILLA WITH POOL FOR SALE IN CASTIGLIONE D'ORCIA, TUSCANY

Castiglione d'Orcia – Siena – Tuscany



Interiors
542 m²

Bedrooms
7

Bathrooms
6

Swimming pool
10 × 8 m

Total land
3.9 ha

Olive grove
150 trees

Oil
200 kg

In a very panoramic position on the rolling hills of Val d'Orcia, 542-m² luxury restored villa with swimming pool and olive grove. The property includes 7 bedrooms and 6 bathrooms and has been finely restored to preserve its rustic look without giving up on modern comforts. All around the country house there are 3.9 hectares of land with an olive grove.

SUMMARY OF THE PROPERTY

REFERENCE #: 2062 – VILLA VAL D'ORCIA

TYPE: villa with pool and land

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 542 square meters (5,832 square feet)

TOTAL ROOMS: 16

BEDROOMS: 7

BATHROOMS: 6

ANNEXES: no, but possible

MAIN FEATURES: stone walls, courtyard, loggia, wooden beams, brick arches, wooden and concrete flooring, stone fireplaces, veranda, garage, olive grove, swimming pool, BBQ, solar panels for hot water

TOTAL LAND: 3.9 hectares (9.8 acres)

GARDEN: yes, with paved terraces

SWIMMING POOL: 10 × 8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 204.79 kWh/m²year)

HEATING SYSTEM: under the floor

CLOSEST CITIES AND TOWNS

Castiglione d'Orcia (5km; 15'), Pienza (22km; 30'), Montalcino (27km; 40'), Montepulciano (34km; 50'), Castiglione del Lago (57km; 1h 10'), Siena (59km; 1h 10'), Cortona (71km; 1h 30'), Monteriggioni (75km; 1h 20'), Orvieto (88km; 1h 30'), Volterra (109km; 2h), Florence (128km; 2h), Pisa (179km; 2h 45')

CLOSEST AIRPORTS

Perugia San Francesco (116km; 1h 50'), Firenze A. Vespucci (141km; 2h), Pisa G. Galilei (176km; 2h 40'), Roma Ciampino (210km; 2h 30'), Bologna G. Marconi (223km; 3h), Roma Fiumicino (225km; 2h 35')

VILLA VAL D'ORCIA

In a very panoramic position on the rolling hills of **Val d'Orcia**, 542-m² **luxury restored villa** with **swimming pool** and **olive grove**. The property includes 7 bedrooms and 6 bathrooms and has been finely restored to preserve its rustic look without giving up on modern comforts. All around the country house there are 3.9 hectares of land with an olive grove.

The property is located not far from the river that gives its name to the **Val d'Orcia**, in a very scenic position with privileged views of some of the most famous towns in the area. Basic amenities are available in the nearby medieval town of **Castiglione d'Orcia** (15 minutes by car).

DESCRIPTION OF THE BUILDINGS

The **villa** (542 m² – 5,832 ft², 7 bedrooms and 6 bathrooms) is laid over three floors as follows:

- **Basement:** two bedrooms, bathroom, technical rooms, laundry room, pantry and garage;
- **Ground floor:** entry with guest bathroom, double living room, dining room with open-space kitchen, veranda/game room with exit to the courtyard, wardrobe, two bedrooms and bathroom;
- **First floor:** sitting room, two bedrooms with en-suite bathroom, bedroom and bathroom.

The courtyard right in front of the farmhouse, enclosed by a stone wall, accommodates a nice **barbecue** for outdoor dining. Just below the main courtyard, another terrace houses the **10 × 8 swimming pool**.

There was in the past a stone outbuilding near the farmhouse: this small barn was demolished since it was no longer recoverable and its volume could be exploited to create another small annex.

The farmhouse is surrounded by roughly **3.8 hectares of agricultural land**, laid over the rolling hills of Val d'Orcia. Approximately half of this surface is covered by an olive grove (1.6 ha) while the remaining land is registered as arable and grazing land.

STATE AND FINISHES

The country house has been finely restored to preserve its rustic look while offering a manorial-type of dwelling. Outside, the stone walls have been valorized and all the finishes have been applied by using original materials.

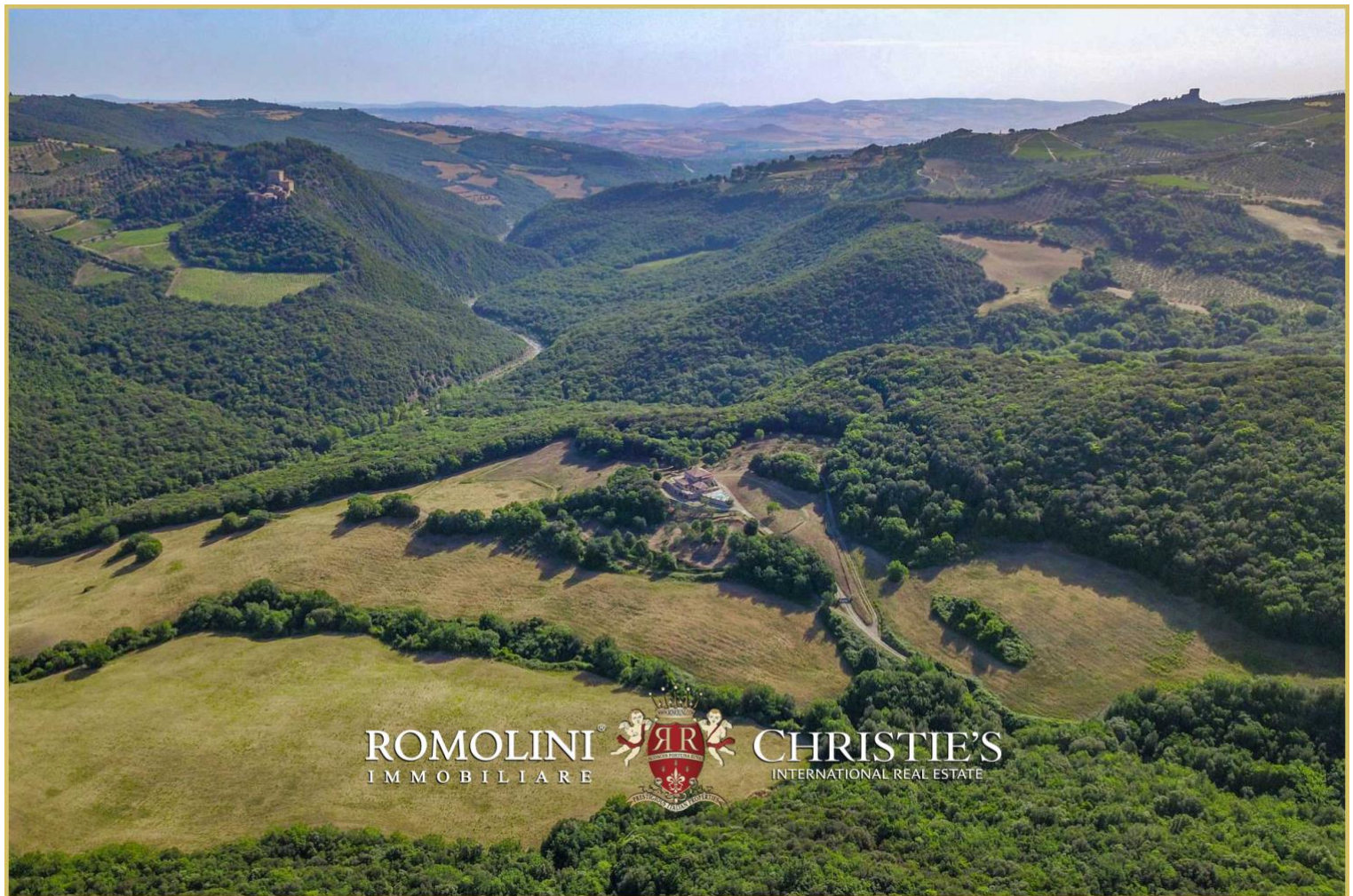
Inside, the aim was to preserve the original look of the building, restoring the exposed stone walls, the wooden beams and the beautiful vaulted ceiling of the kitchen. The ground floor is fully paved in concrete while on the first floor there are wooden floors. The veranda on the ground floor, closed with ample glass windows, is currently used as a game room but could easily work as a pleasant dining area during summer.

The bathrooms and living areas also include elements that further highlight the rustic nature of the property, such as stone washbasins and fireplaces framed with stone slabs.

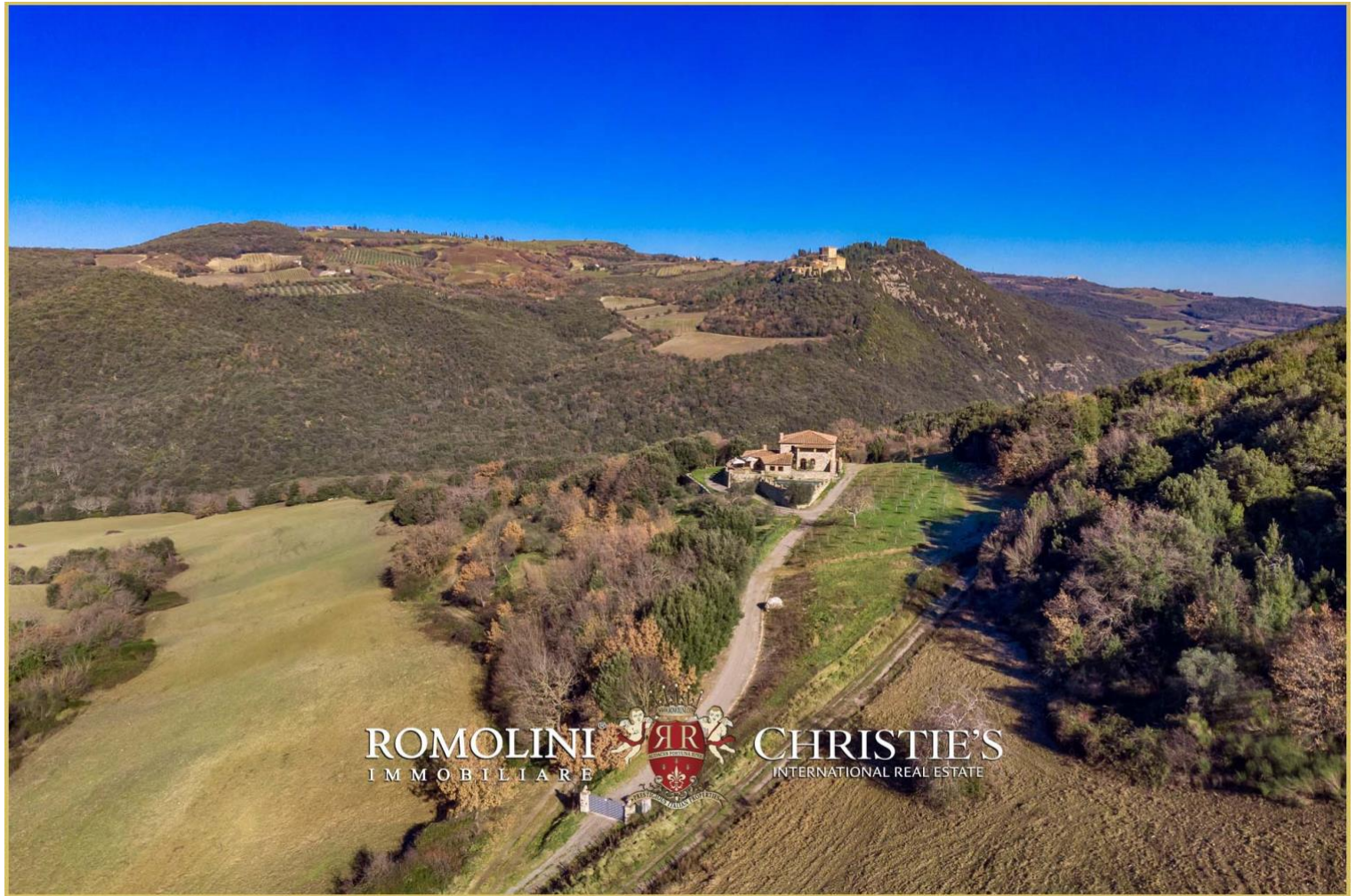
A small solar panel system has been installed for the production of hot water.

USE AND POTENTIAL USES

The country house, thanks to its beautiful location, very quiet and private, is ideal as a private dwelling. The presence of many bedrooms allows easily accommodating friends and guests and leaves the way open for a small accommodation business if one wanted to convert the country house into a rental property.









































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