

Ref. 2494 – VALDORCIA ESTATE

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## 145-HA ORGANIC ESTATE FOR SALE ON THE HILLS OF VAL D'ORCIA, TUSCANY

**Pienza – Siena – Tuscany****VIEW ON OUR WEBSITE****Interiors**  
2,120 sqm**Bedrooms**  
10**Bathrooms**  
9**Total land**  
144,7 ha**Swimming pool**  
12 x 6 m

In Tuscany, nestled in the hills of Val d'Orcia, in the hills between the small medieval town of Montichiello and the historic town of Pienza, 145-ha organic estate for sale. The property focuses its activities on tourist accommodation (two farmhouses) and sheep breeding. The buildings have all been renovated in Tuscan style and are in excellent condition.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2494 – VALDORCIA ESTATE

**TYPE:** organic estate with Agriturismo

**CONDITIONS:** restored

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road

**INTERIORS:** 2,120 square meters (22,811 square feet)

**TOTAL ROOMS:** 20

**BEDROOMS:** 10

**BATHROOMS:** 9

**ANNEXES:** farmhouses, breeding farm

**MAIN FEATURES:** stone and brick walls, wooden beams, original terracotta floors, brick arches, vaulted ceilings, original stone fireplaces, swimming pool, sheep breeding farm, land suitable for the planting of a vineyard

**EXTERIORS:** 144.7 hectares (357.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private wells

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplaces

## CLOSEST CITIES AND TOWNS

Monticchiello (3km; 5'), Montepulciano (6km; 10'), Pienza (13km; 20'), Bagno Vignoni (15km; 20'), San Quirico d'Orcia (19km; 25'), Castiglione d'Orcia (19km; 30'), Montalcino (32km; 40'), Castellina in Chianti (32km; 45'), Cortona (37km; 50'), Tuoro sul Trasimeno (40km; 45'), Siena (70km; 1h 10'), Saturnia (75km; 1h 45'), Monteriggioni (86km; 1h 15'), Florence (113km; 1h 40'), Volterra (120km; 1h 50'), Rome (180km; 2h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (79km; 1h 15'), Grosseto C. Baccarini (89km; 1h 30'), Firenze A. Vespucci (134km; 1h 45'), Ancona R. Sanzio (183km; 2h 20'), Roma Ciampino (193km; 2h 15'), Pisa G. Galilei (194km; 2h 20'), Roma Fiumicino (208km; 2h 20'), Bologna G. Marconi (215km; 2h 30')

## VALDORCIA ESTATE

In **Tuscany**, nestled in the hills of **Val d'Orcia**, in the hills between the small medieval town of **Montichiello** and the historic town of **Pienza**, 145-ha **organic estate** for sale. The property focuses its activities on **tourist accommodation** (two farmhouses) and **sheep breeding**. The buildings have all been renovated in Tuscan style and are in excellent condition.

Basic services are available in the beautiful medieval town of **Montepulciano**, which can be reached by car in less than ten minutes from the property. From the estate one can then quickly visit many of the most well-known and interesting towns in **Tuscany** (Montepulciano, Pienza, San Quirico d'Orcia, Castiglione d'Orcia, Chianciano Terme...).

## DESCRIPTION OF THE BUILDINGS

**Farmhouse San Cristoforo** (175 sqm – 1,883 sqft, 4 bedrooms and 2 bathrooms), currently inhabited by the owners, is on two levels:

- **Ground floor:** living room with fireplace, kitchen, dining room, bathroom and laundry;
- **Second floor:** four bedrooms and bathroom.

The farmhouse features a **12 x 6 m panoramic swimming pool**, located a short distance from the building and surrounded by a terracotta sunbathing area.

**Farmhouse Santa Caterina** (80 sqm – 861 sqft, 2 bedrooms and 2 bathrooms) is currently used as an accommodation for the guests. This property has a large kitchen with large Tuscan-style hearth, two bedrooms, two bathrooms (one with Jacuzzi, one with shower/sauna) and laundry.

A few kilometers away is **Farmhouse San Leonardo** (235 sqm – 2,529 sqft, 4 bedrooms and 4 bathrooms), used as a guest accommodation and divided into two apartments, one on each level:

- **Apt. A:** kitchen, living room with fireplace and two bedrooms with private bathroom;
- **Apt. B:** kitchen with large hearth and two rooms with private bathroom.

Not to be overlooked, all bathrooms in the building are equipped with shower and/or Jacuzzi.

A **large sheep barn** (1,100 sqm – 11,836 sqft, 1 bathroom) with attached **barn** (390 sqm – 4,196 sqft) and a **warehouse** (140 sqm – 1,506 sqft) for vehicles and equipment complete the property.

## EXTERIORS

The property includes about **144.7 hectares (357.5 acres) of land**. Of these, more than half are registered as **arable land** (85.0 ha) and exploited for raising sheep. The remaining part (58.8 ha), on the other hand, is covered by woods and shrubs.

The free surfaces of the farm could be used to plant a vineyard since it is very suitable soil for vines, as evidenced by the excellent wines produced in Val d'Orcia. Alternatively, more traditional crops such as legumes, wheat and cereals would find ideal soil to express themselves to the fullest.

The land, set on rolling hills without significant slopes, is also very suitable if one wanted to keep **horses**, perhaps converting the sheep barn into a **riding stable**.



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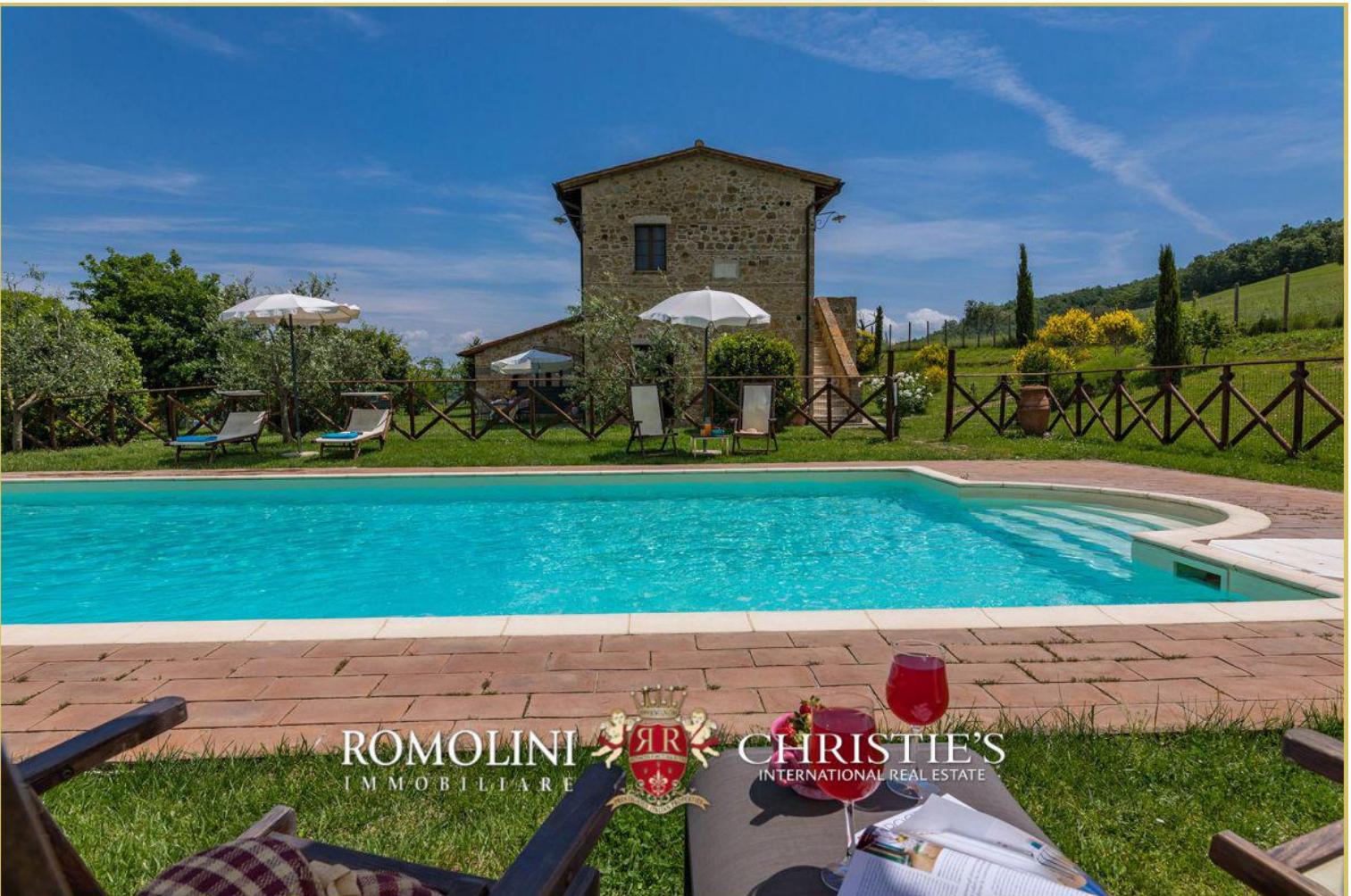
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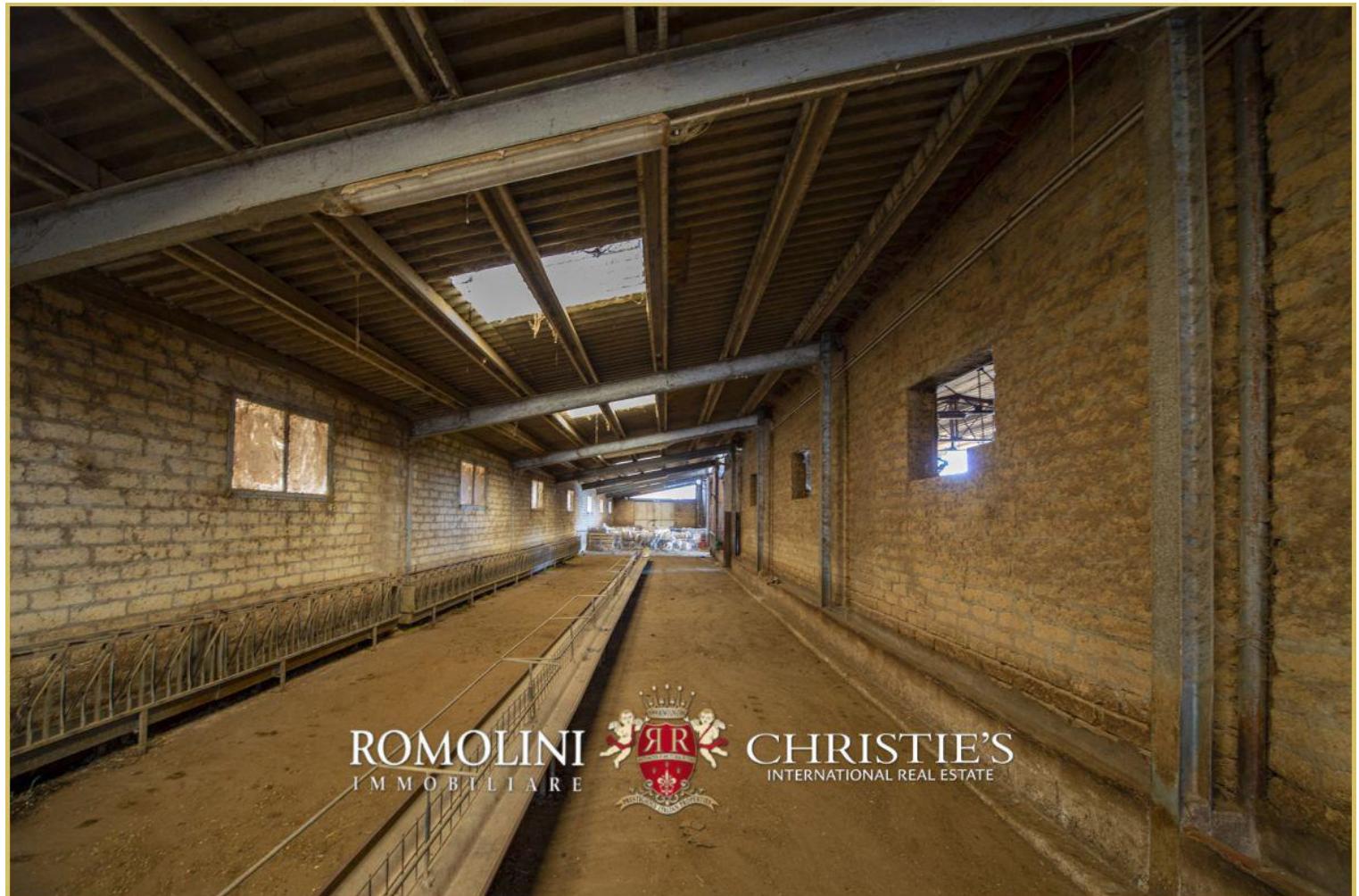
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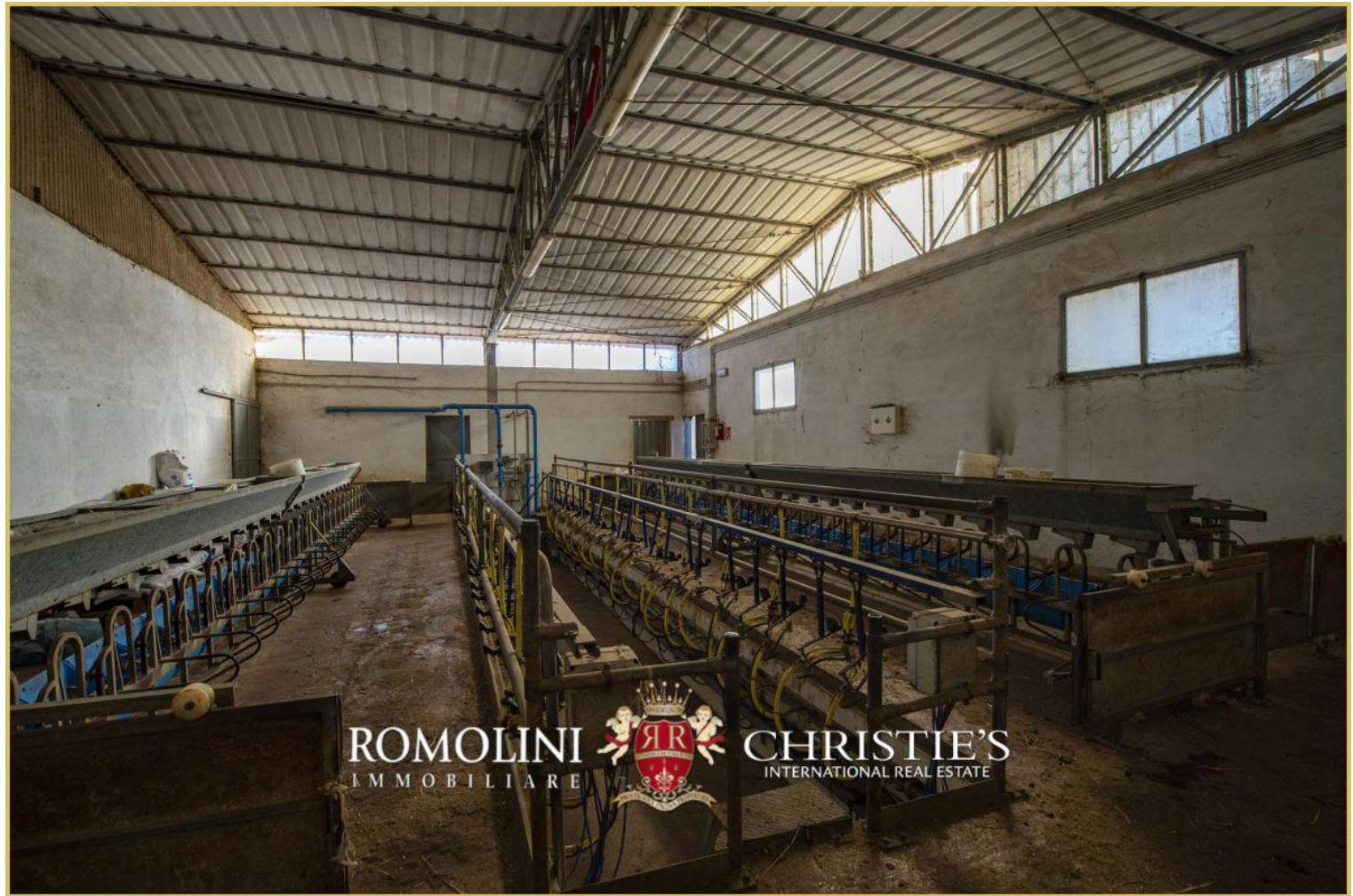


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