

Ref. 2809 – VISTA SULLA VAL D'ORCIA

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RENOVATION PROJECT: LUXURY FARMHOUSE FOR SALE IN VAL D'ORCIA, TUSCANY

Torrita di Siena – Siena – Tuscany**Interiors**
1,244 sqm**Bedrooms**
9+**Bathrooms**
10+**Swimming pool**
15 x 7 m**Total land**
46.3 ha**Vineyards**
1.6 ha**Olive grove**
490 trees

In the foothills of the Val d'Orcia, between Torrita di Siena and Pienza, splendid 46-ha rural estate with 15th-century farmhouse for sale. The property, currently under renovation, has great potential for development both as a luxury private residence and as a boutique hotel thanks to the beautiful surrounding area and easy access. The property also has 490 olive trees and a Nobile di Montepulciano DOCG vineyard.

SUMMARY OF THE PROPERTY

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TYPE: podere with 15th-century farmhouse

CONDITIONS: to be restored

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 1,244 square meters (13,385 square feet)

TOTAL ROOMS: 26+

BEDROOMS: 9+

BATHROOMS: 10+

ANNEXES: guesthouse, ruin

MAIN FEATURES: stone and brick walls, vaulted ceilings, wooden beams, terracotta floors, original fireplaces, porches, loggia, garden, *Infinity* swimming pool, Nobile di Montepulciano DOCG vineyards, olive grove, lake for irrigation, tree-lined avenue

EXTERIOR: 46.3 hectares (114.4 acres)

VINEYARDS: 1.6 hectares (3.9 acres)

OLIVE GROVE: 490 trees

GARDEN: yes, to be landscaped

SWIMMING POOL: 15 × 7 m

ELECTRICITY: to be connected

WATER SUPPLY: private well + lake for irrigation

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Torrita di Siena (6km; 10'), Pienza (10km; 15'), Montepulciano (13km; 15'), San Quirico d'Orcia (21km; 25'), Castiglion Fiorentino (33km; 40'), Cortona (35km; 35'), Cetona (36km; 45'), Montalcino (37km; 45'), Arezzo (46km; 45'), Siena (60km; 50'), Gaiole in Chianti (62km, 1h), Monteriggioni (72km; 1h), Orvieto (81km; 1h 5'), Saturnia (89km; 2h), Grosseto (93km; 1h 35'), Greve in Chianti (98km; 1h 25'), Florence (99km; 1h 20'), San Gimignano (102km; 1h 30'), Volterra (107km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (79km; 1h 10'), Grosseto C. Baccarini (93km; 1h 35'), Firenze A. Vespucci (120km; 1h 25'), Pisa G. Galilei (181km; 2h 5'), Bologna G. Marconi (202km; 2h 10'), Roma Ciampino (203km; 2h 15'), Roma Fiumicino (217km; 2h 20')

VISTA SULLA VAL D'ORCIA

In the foothills of the **Val d'Orcia**, between **Torrita di Siena** and **Pienza**, splendid 46-ha **rural estate** with **15th-century farmhouse** for sale. The property, currently under renovation, has great potential for development both as a **luxury private residence** and as a **boutique hotel** thanks to the beautiful surrounding area and easy access. The property also has **490 olive trees** and a **Nobile di Montepulciano DOCG vineyard**.



The access to the property is via a characteristic tree-lined avenue with cypress trees that starts directly from the paved road, ensuring an easy connection to the services. In this regard, the two medieval villages of Pienza and Torrita are less than a fifteen-minute drive away and offer everything necessary for everyday life. Siena and Arezzo, the nearest big cities, are however less than an hour's drive away. In addition, the junction of the **A1 motorway** connecting Naples and Milan can be reached in about twenty minutes.

DESCRIPTION OF THE BUILDINGS

The **country villa** (904 sqm – 9,727 sqft, 4 bedrooms and 5 bathrooms) is a large stone and brick building dating back to the **15th century**, in typical Tuscan style, currently under renovation. At the structural level, the building has been entirely consolidated, both in the walls and roofs, while at the finishing level it is in a raw state to be completed. During the works, the choice was made to preserve all the original finishes of the farmhouse, which therefore maintains unaltered the vaulted ceilings typical of the agricultural rooms on the lower floor, the wooden beams on the ceilings and the large external arches framing the porches. The project currently envisages the following distribution:

- **Ground floor:** entrance hall with service bathroom, large central reception hall with open kitchen (also very suitable as a reception area), reading room with winter garden, sitting

room with porch, billiard room, wine cellar and (with independent access from outside) technical room and laundry;

- **First floor:** entrance hall with living room, master suite (bedroom, living room, walk-in wardrobe, en-suite bathroom and small wellness area with steam bath and sauna) and three bedrooms with en-suite bathroom.

Not far from the villa, the old barn has been recovered and is to be converted into a charming **guesthouse** (163 sqm – 1,754 sqft, 2 bedrooms and 2 bathrooms) on two levels: on the ground floor are the living room with dining area, kitchen and a bedroom with private bathroom; on the first floor is the second bedroom with private bathroom.

The **second guesthouse** (135 sqm – 1,452 sqft, 3 bedrooms and 3 bathrooms) will instead be created from the volumes of the old pigsty and will house three spacious rooms with walk-in wardrobe and private bathroom.

Within the property there is also a **ruin** (42 sqm – 452 sqft) to be recovered, with volumes that can potentially be used to expand the existing structures.

The buildings are surrounded by a **large garden area** (approx. 5,600 sqm) with a belvedere and gravel paths. In front of the outbuilding is the **15 x 7 m infinity pool**, facing south so as to always have light and with a breathtaking view of the hills of the Val d'Orcia.

EXTERIOR

The estate covers about **46.3 hectares (114.4 acres)** in a slightly hilly position with excellent exposure to the sun. In addition to the garden, the farm has a **large olive grove** (1.8 ha with a total of 490 trees) that produces an excellent organic extra virgin olive oil. The **vineyard** (1.6 ha with Sangiovese and Merlot varieties) is newly planted but will be suitable for the production of **Nobile di Montepulciano** once mature. The rest of the property is covered by fields (28.0 ha) and woods (14.2 ha) and there is a small artificial lake for irrigation.

At present, the property is evaluating the possibility of creating a **large car parking area** on the north-west side of the property (capacity of 30+ cars) and a **Roman theatre** just below the pool, a place that would provide the perfect stage for performances and events in a natural setting of rare beauty.



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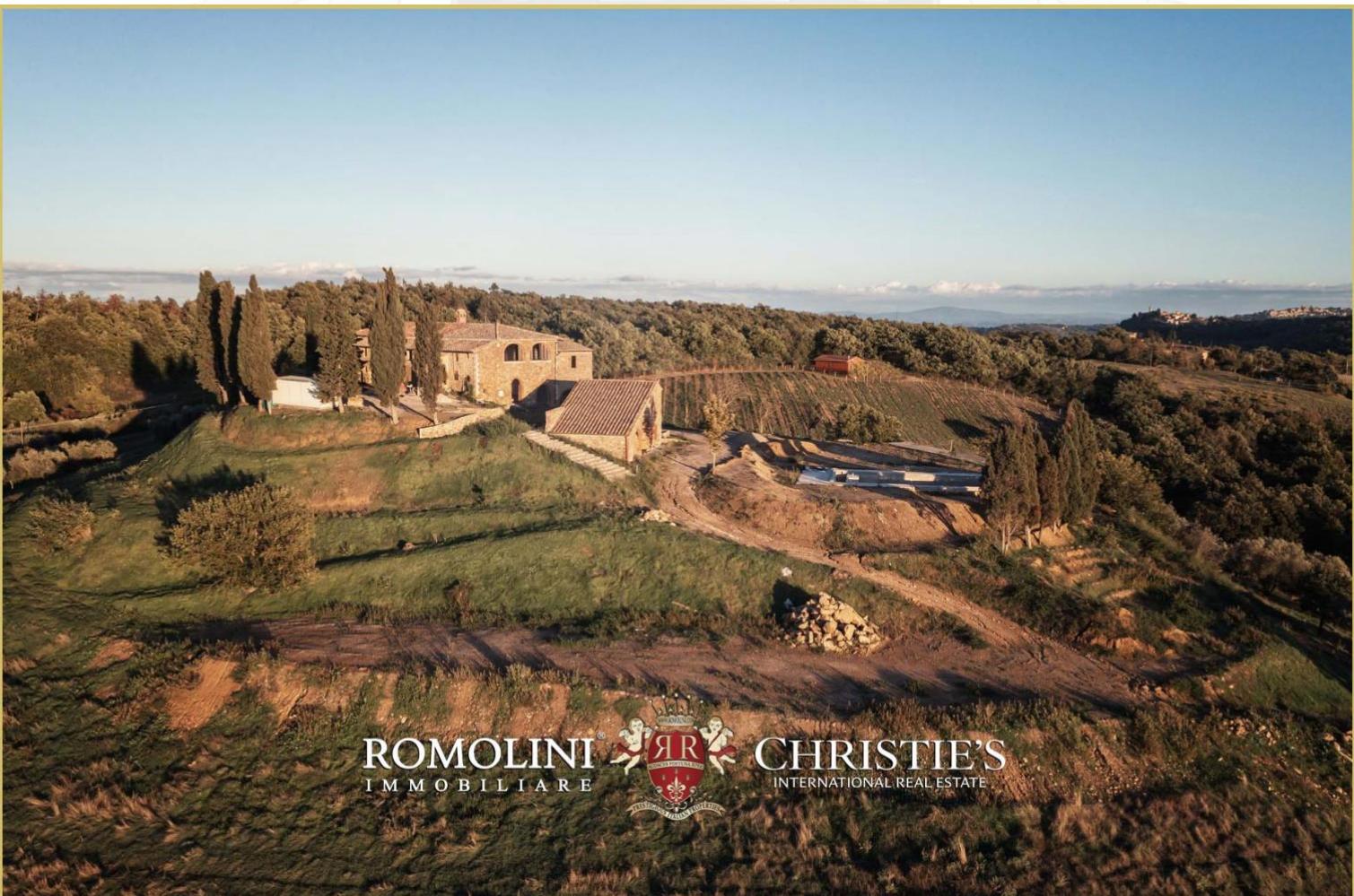
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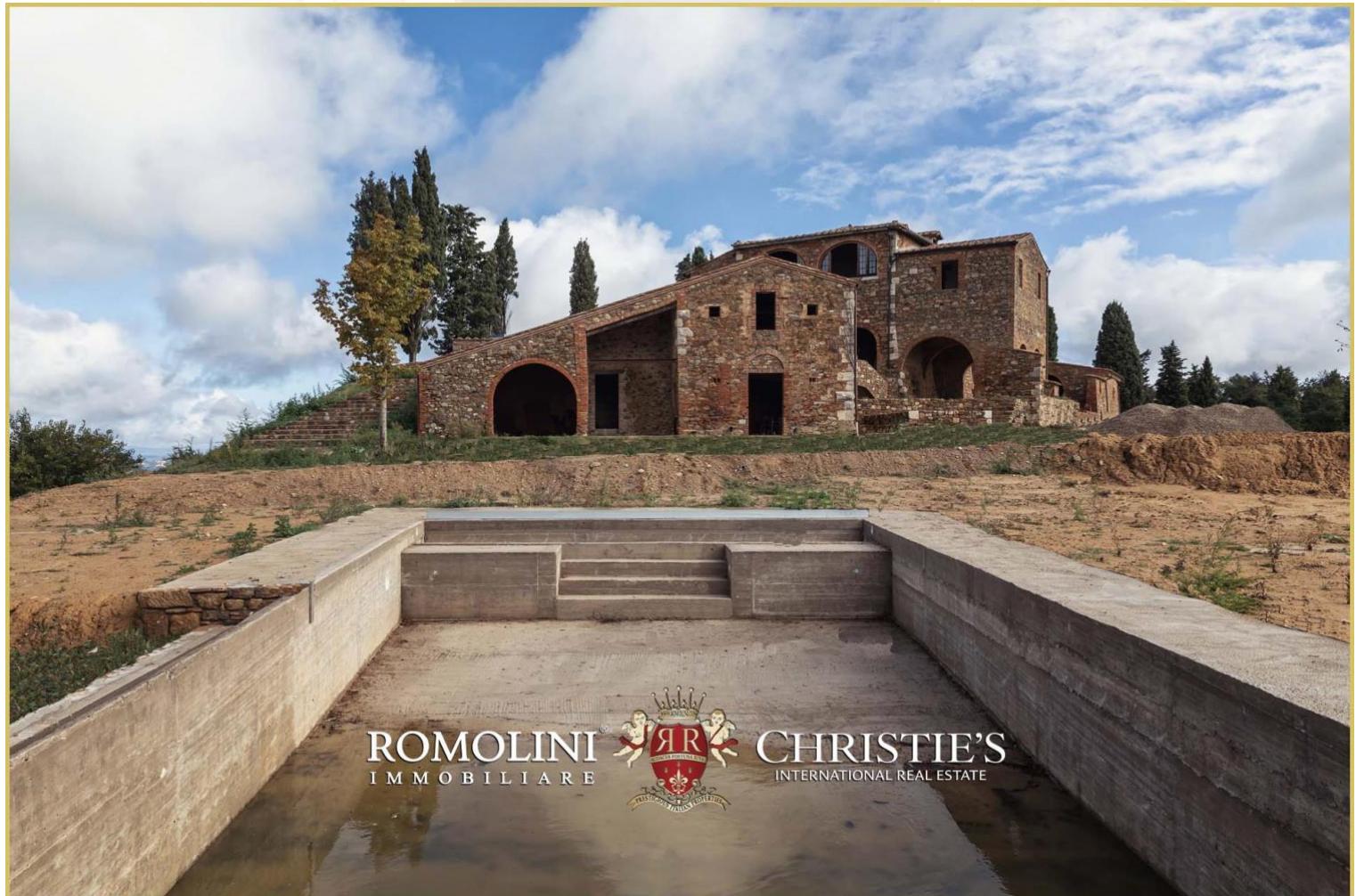
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