

COZY STONE HOUSE WITH GARDEN FOR SALE IN VAL D'ORCIA, PIENZA

Pienza – Siena – Tuscany



Interiors
289 m²

Bedrooms
3 (up to 4)

Bathrooms
4

Garden
70 m²

In the heart of a charming medieval village in the **Val d'Orcia**, not far from **Pienza**, cozy **stone house** for sale. The building, entirely renovated in recent times, still has most of the original features that make Tuscany's historic buildings so charming, such as wooden beams, terracotta floors and exposed stone walls. The house is on three levels:

- **Basement:** dining/living area with kitchenette, sitting area and bathroom;
- **Ground floor:** entrance hall, dining room with kitchenette and large living room;
- **First floor:** three bedrooms with private bathrooms.

The internal layout of the house, with two separate entrances on the two lower floors, lends itself very well to creating **two independent apartments** so as to have a private space for any guests.

At the back of the building is a small **paved courtyard** (about 70 m²) surrounded by a small wall with a hedge, very private and suitable for pleasant outdoor moments in company.

SUMMARY OF THE PROPERTY

REFERENCE #: 2900 – CASA DEI VICOLI

TYPE: stone house

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 289 square meters (3,110 square feet)

TOTAL ROOMS: 9

BEDROOMS: 3 (up to 4)

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, stone steps, brick arches, original fireplaces, paved courtyard

EXTERIOR: 70 square meters (753 square feet)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 198.54 kWh/m²year)

HEATING SYSTEM: radiators

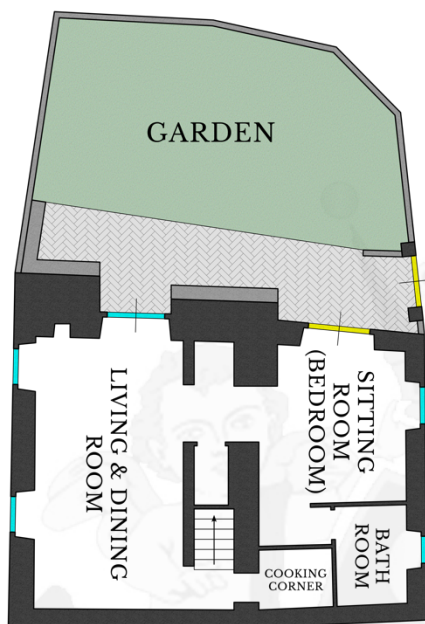
CLOSEST CITIES AND TOWNS

Closest services (700m; 2'), Radicofani (13km; 20'), Bagni di San Filippo (17km; 20'), Montepulciano (19km; 30'), Castiglione d'Orcia (20km; 25'), San Quirico d'Orcia (20km; 20'), Pienza (30km; 35'), Montalcino (33km; 35'), Siena (65km; 1h 15'), Grosseto (90km; 1h 30'), Firenze (148km; 2h)

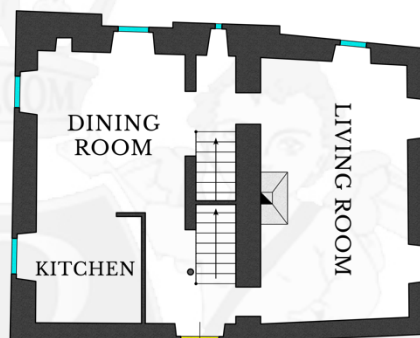
CLOSEST AIRPORTS

Perugia San Francesco (115km; 1h 35'), Firenze A. Vespucci (159km; 2h), Pisa G. Galilei (220km; 2h 40'), Roma Ciampino (193km; 2h 30'), Ancona R. Sanzio (202km; 2h 45'), Roma Fiumicino (207km; 2h 20')

FLOOR PLANS OF THE HOUSE



LOWER
GROUND FLOOR



UPPER
GROUND FLOOR



FIRST FLOOR





















































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