

## RESTORED COUNTRY HOUSE WITH POOL FOR SALE IN PIENZA, VAL D'ORCIA

Pienza – Siena – Tuscany



**Interiors**  
175 m<sup>2</sup>

**Bedrooms**  
4

**Bathrooms**  
2

**Garden**  
2,200 m<sup>2</sup>

**Swimming pool**  
12 × 6 m

In **Tuscany**, immersed in the hills of **Val d'Orcia**, between the medieval town of **Monticchiello** and the historic city of **Pienza**, **rustic farmhouse** for sale. The building is spread over two levels:

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

The farmhouse is surrounded by **2,200 m<sup>2</sup> of garden** and features a panoramic **12 × 6 m swimming pool**, located a short distance from the building and surrounded by a terracotta solarium.

Basic services are available in the beautiful medieval village of Montepulciano, reachable by car in less than ten minutes from the property. From the estate, you can then quickly visit many of the most famous and interesting centers in Tuscany.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2494 – CASALE MONTICCHIELLO

**TYPE:** farmhouse

**CONDITIONS:** restored

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road

**INTERIORS:** 175 square meters (1,883 square feet)

**TOTAL ROOMS:** 7

**BEDROOMS:** 4

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, original terracotta floors, brick arches, vaulted ceilings, original stone fireplaces, swimming pool

**EXTERIORS:** 2,200 square meters (0.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 × 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')



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