Toscana

Campiglia d'Orcia

Ref. 6046: Stone farmhouse with breathtaking views of the Val d'Orcia and infinity pool
Asking Price: € 1.680.000



Description

Magnificent panoramic 310m2 stone farmhouse in the municipality of Castiglione d'Orcia, with 4 bedrooms, 4 bathrooms, 2.2 hectares of land and an infinity pool

This modern Tuscan-style house is located in a dominant and panoramic position above the Val d'Orcia, near Campiglia d'Orcia.
It consists of two floors, an outbuilding used as a technical room, a 14x4 carport above which a 10 kWh solar panel system has been installed and a beautiful infinity pool.

On the ground floor we find a large living room with open kitchen, 2 bedrooms, a relaxation room, which can be used as an extra bedroom, and two bathrooms.
On the first floor there is an open space, two bedrooms and two bathrooms. The land is 2.2 ha, so privacy is guaranteed.
A home automation system has been installed to intelligently manage thermostats in all rooms and possibly manage external lighting.
In front of the farmhouse, in a unique breathtaking location, there is a 10x5 infinity pool.
The external outbuilding has been used as a technical room, where the charging station for electric cars, the battery for the photovoltaic system and externally the heat pump motors and solar panels are located.
Much attention has been paid to the energy aspect, indeed, the house is in energy class A++.

SERVICES AND UTILITIES
The farmhouse is connected to the public aqueduct.
Each room is equipped with a split for hot and cold air and the bathrooms have electrically heated towel rails.
There is a 10 kW solar panel system above the carport.
Solar panels have been installed for hot water.

USES AND POSSIBILITIES
The property can be used as a primary residence or as a holiday home.
It is also perfect to be included in the tourist rental circuit.

LOCATION
The nearest village is 5 minutes away.
Castiglione d'Orcia and Bagno Vignoni are 15 minutes away, San Quirico d'Orcia 20 minutes and Pienza 25 minutes.
The nearest airports are Perugia (100 km), Florence (160 km) and Rome (210 km).

Pictures









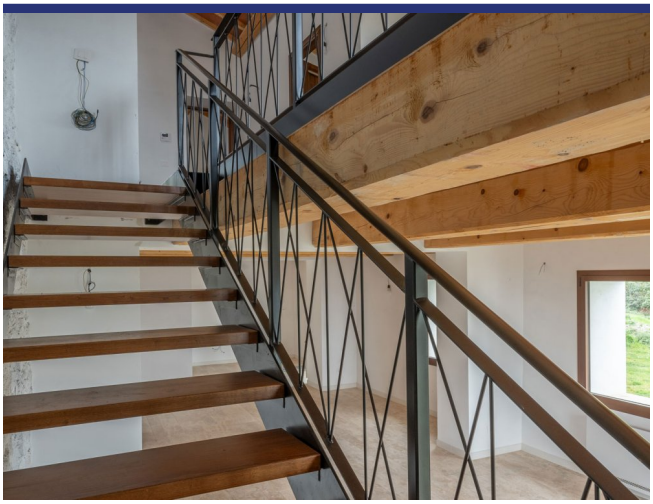


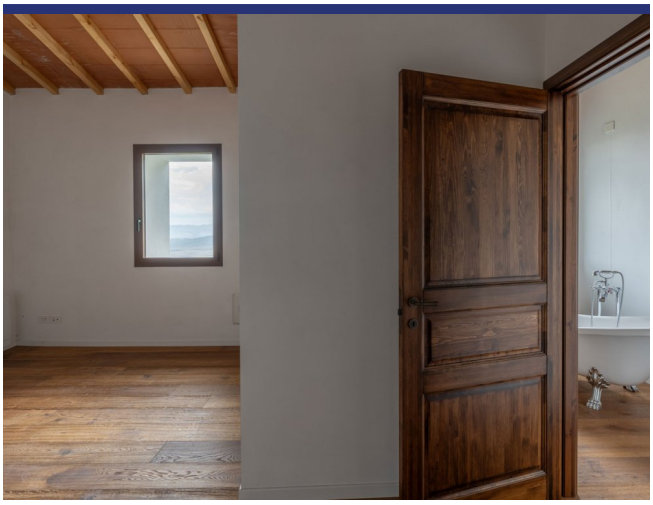


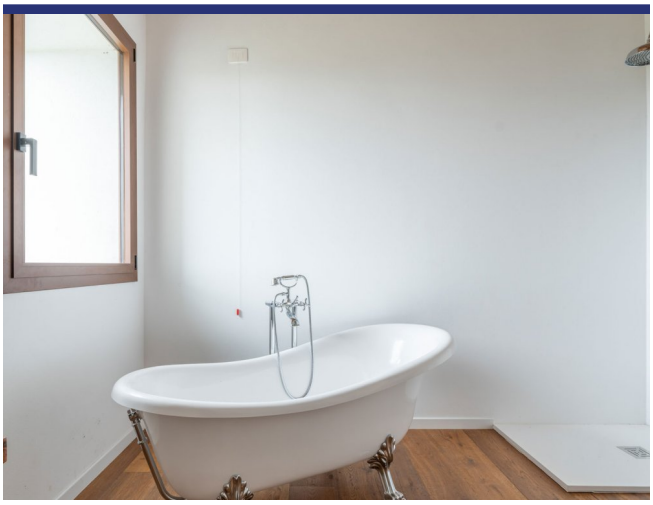


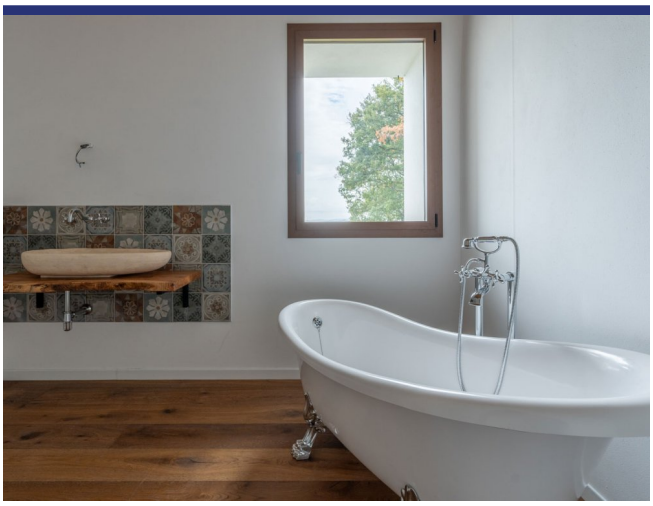


































Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6046
- Villa/Farmhouse
- Panoramic View
- 50 km to Lake
- 96 km to Sea
- 3 km to Village
- Garden
- Central Heating
- Pool: Yes
- Asking Price: € 1.680.000

- Floorspace: 310 m^2
- SQM Plot: 22349 m^2
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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