

# Toscana

## Castiglione d' Orcia

Ref. 5618: The Tuscan dream: beautiful farmhouse with infinity pool Val d'Orcia  
Asking Price: € 1.580.000



# Description

Now realize your Tuscan dream, as if you have ended up in a film set. This beautiful stone villa in Val d'Orcia has an infinity pool with panoramic views over the Tuscan hills. This is a unique opportunity, as this type of Tuscan barley restored farmhouses are rare. The val d'Orcia is known for its beautiful cypress lanes and great views, not to mention the cozy wine villages on the hills.

The villa has three floors. On the ground floor there is the living room, large and bright thanks to the large windows overlooking the valley, the kitchen, the utility room, a service bathroom, two bedrooms with ensuite bathrooms.

On the first floor there are three bedrooms with ensuite bathrooms. From the master bedroom there is access to the panoramic terrace.

In the basement there is a warehouse and the technical room of the swimming pool.

The beautiful infinity pool, positioned towards the sunset, measures 12x4 m and is equipped with a salt system.

The land surrounding the property is about 9 hectares with 200 olive trees. Privacy guaranteed.

The house also has an outbuilding that can be restored.

In 2021, the renovation works were completed restoring the original features of the farmhouse, with stone facades and ceilings with exposed beams, in the Tuscan tradition, and by incorporating modern elements in both the furnishings and the systems.

The finishes are all of the highest level and the spaces are very bright thanks to the presence of numerous windows and large windows in the living area with direct access to the outside.

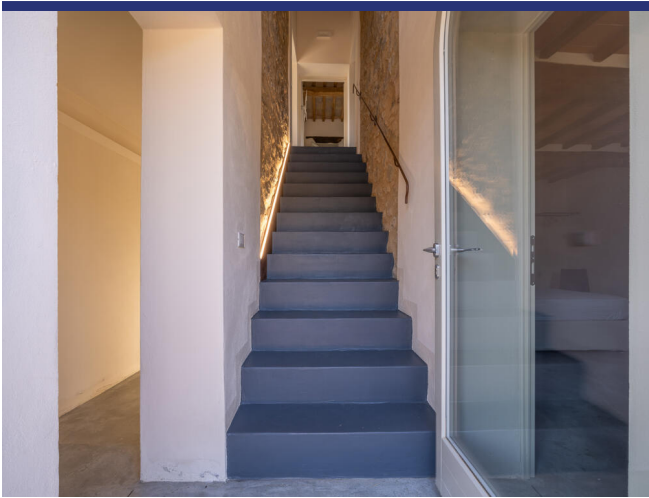
The villa is located 5 minutes from the village center.

The famous villages of San Quirico d'Orcia (13 km), Montalcino (18 km), Pienza (20 km) and Montepulciano (30 km) are also within easy reach.

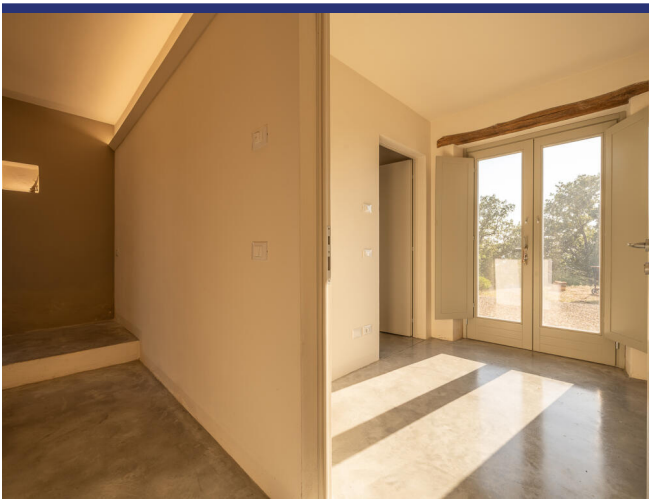
The nearest airports are Florence (130 km) and Rome (200 km).

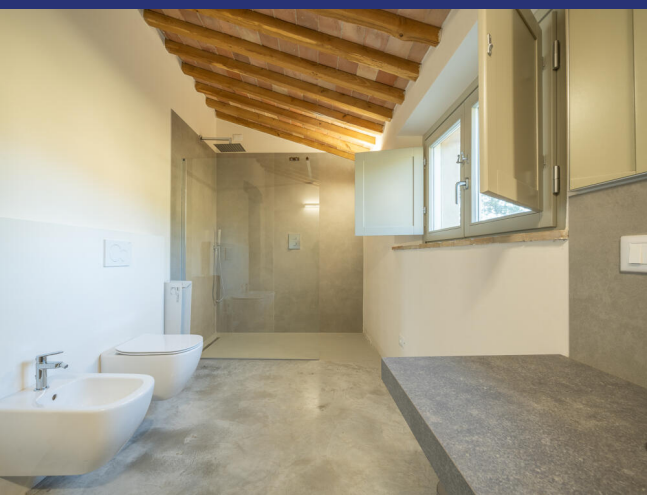
# Pictures





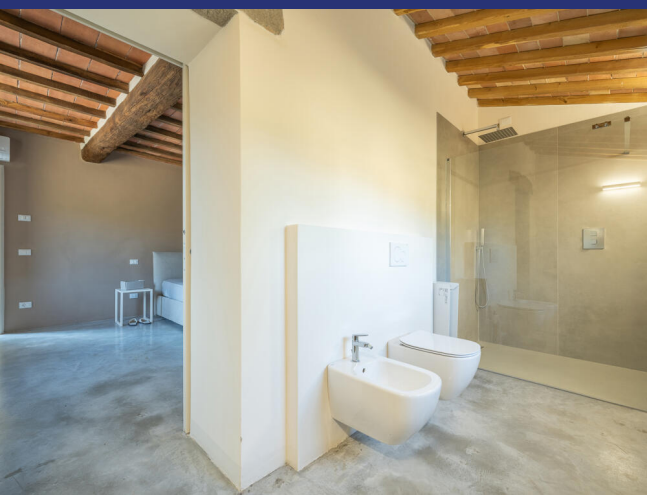


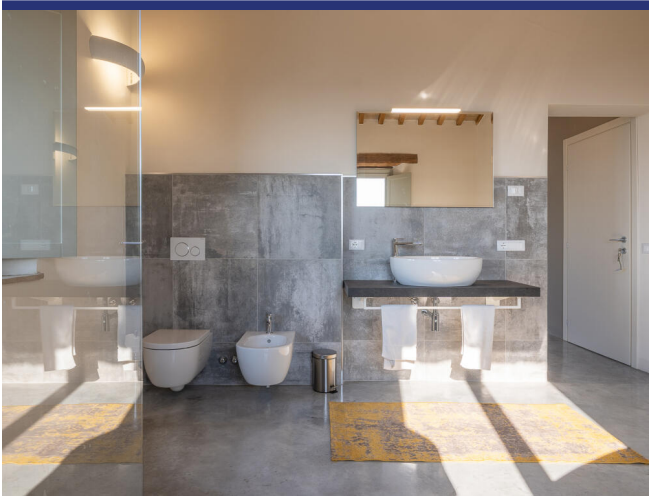






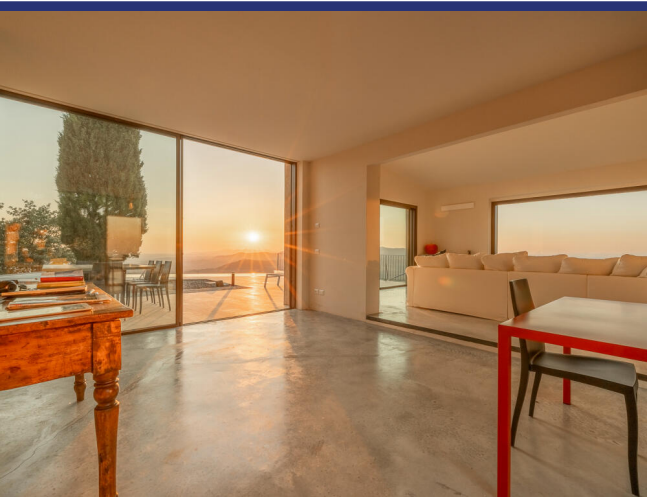


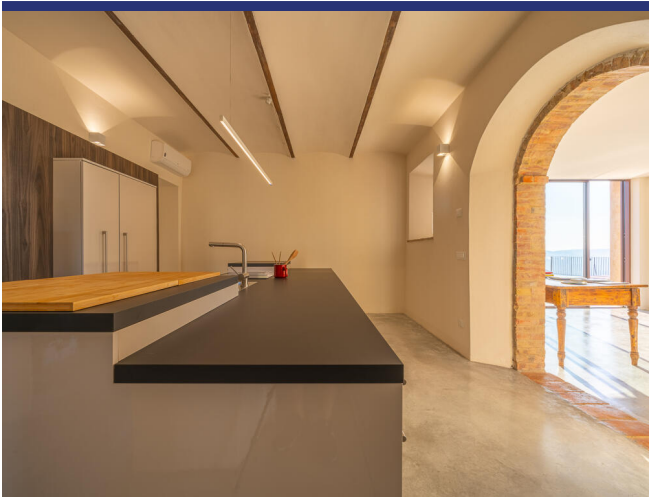


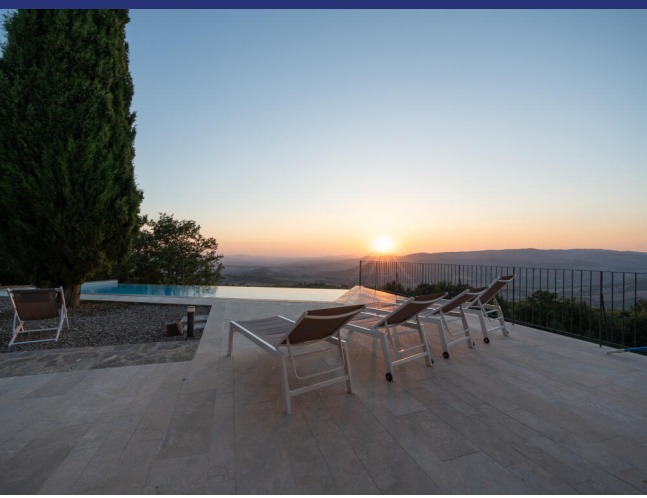


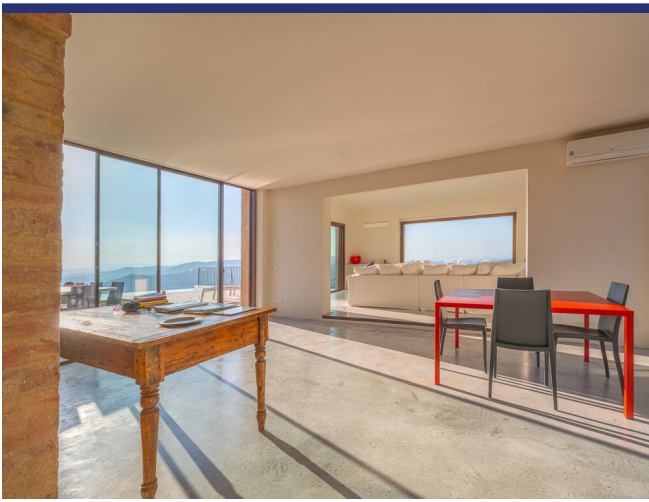
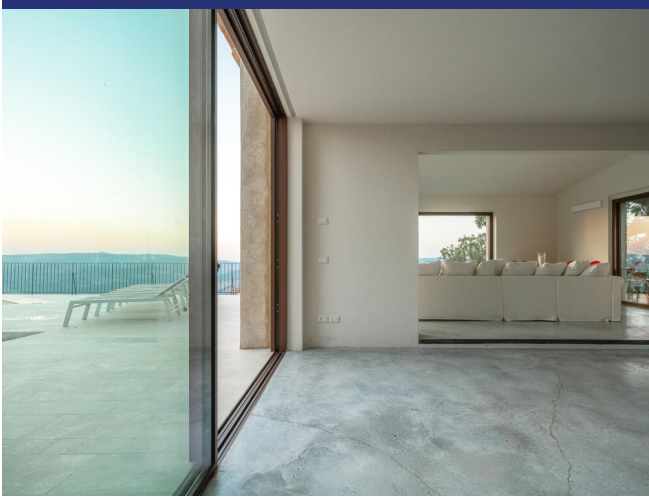




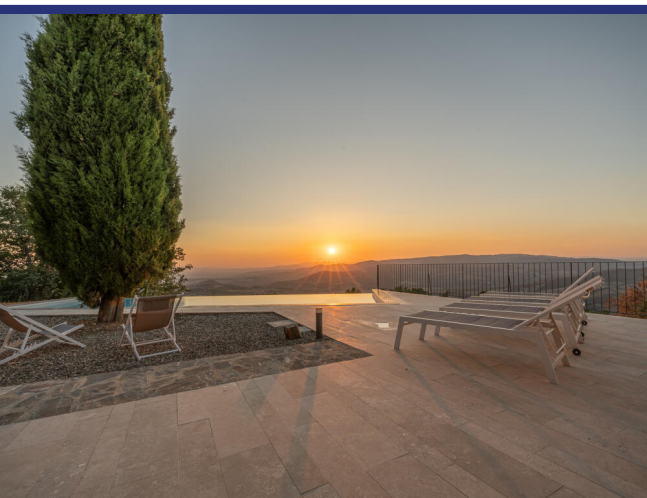
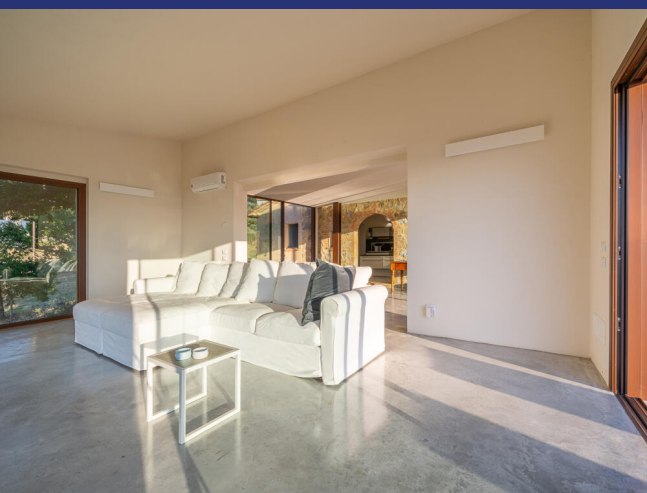


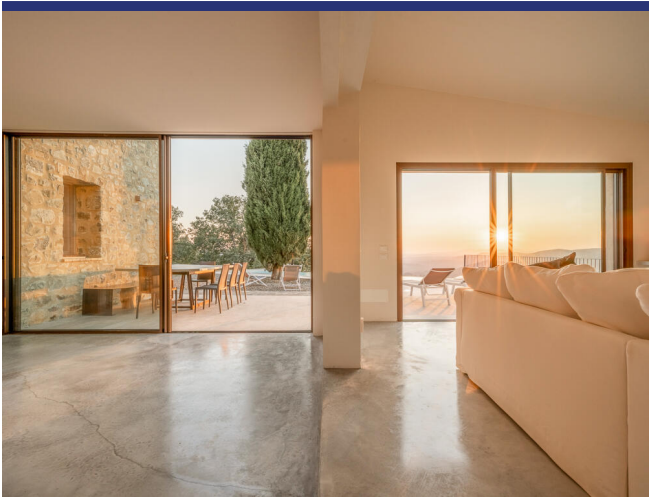
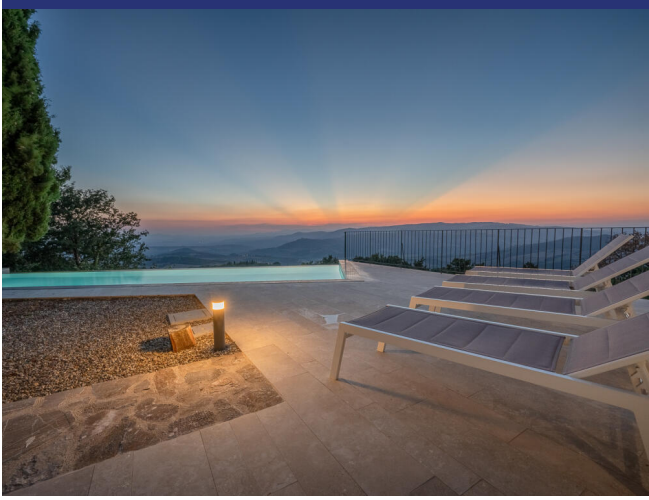




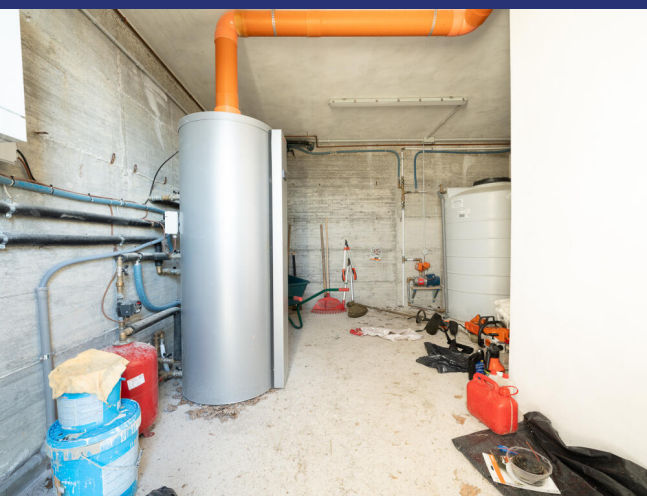












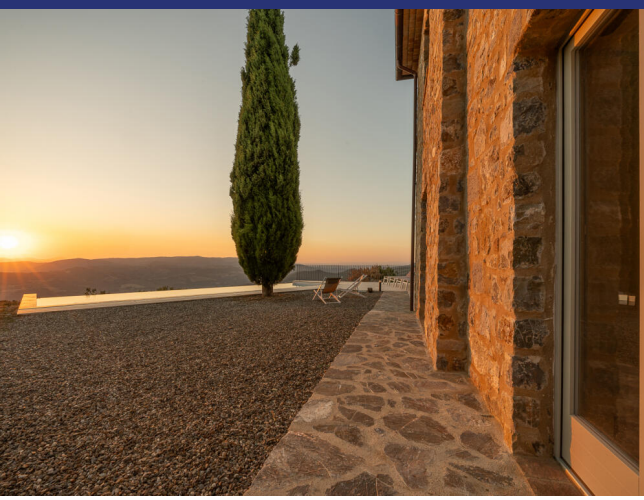
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# Location & Details



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

- Reference: 5618
- Villa/Farmhouse
- Panoramic View
- 50 km to Lake
- 95 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Fire Place
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 1.580.000
- Floorspace: 405 m<sup>2</sup>
- SQM Plot: 91743 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 6
- 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 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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