

# Toscana

## Radicofani

Ref. 5921: Beautiful Tuscan farmhouse with swimming pool in the famous Val d'Orcia  
Asking Price: € 690.000



# Description

Beautiful Tuscan farmhouse of about 225 m2 in Radicofani, with 4 bedrooms and 3 bathrooms and swimming pool.

The house has been beautifully renovated with solid materials and authentic elements and has two floors

On the ground floor we find an entrance, a kitchen, a large living room, the laundry room and the bathroom and a technical room with its own entrance.

On the first floor there is an open space, a double bedroom with ensuite bathroom, two bedrooms, a single bedroom and a bathroom. The garden is 4740 m2, the swimming pool is 12x6 m.

## STATE AND FINISHES

The farmhouse was expertly renovated in 2004, preserving its Tuscan character.

On the ground floor, the floor is travertine and on the first floor, terracotta and the ceilings have exposed beams.

## SERVICES AND UTILITIES

The house is equipped with all utilities.

The water is supplied by the public aqueduct.

The heating is LPG, there are also stoves and a beautiful fireplace in the living room.

## APPLICATIONS AND POSSIBILITIES

The property can be used both as a main residence and as a holiday home.

Thanks to its location in one of the most renowned areas of Tuscany, the farmhouse is also perfect for renting out.

## LOCATION

The property is located 10 minutes from the historic centre of Radicofani, where all amenities are available, and 15 minutes from San Casciano dei Bagni, famous for its thermal baths

The other nearest towns are Sarteano 20 minutes away, Pienza and San Quirico d'Orcia 35 minutes away, Montepulciano 40 minutes away.

Lake Bolsena and Lake Trasimeno are 50 minutes away by car and the sea is 1 hour and 30 minutes away.

The nearest airports are Perugia (80 km), Florence (160 km) and Rome (180 km).

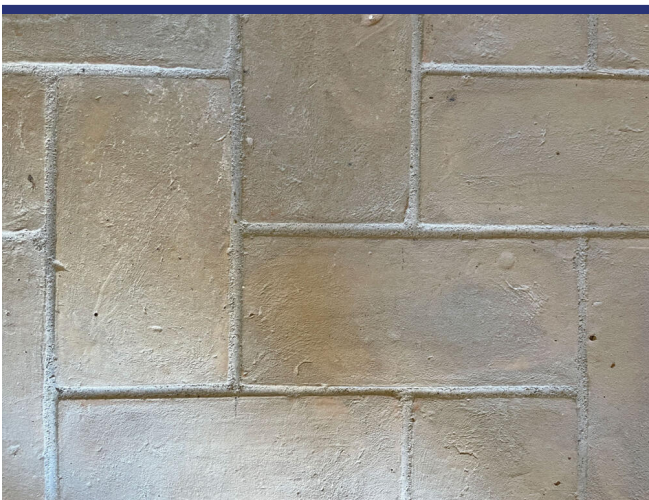
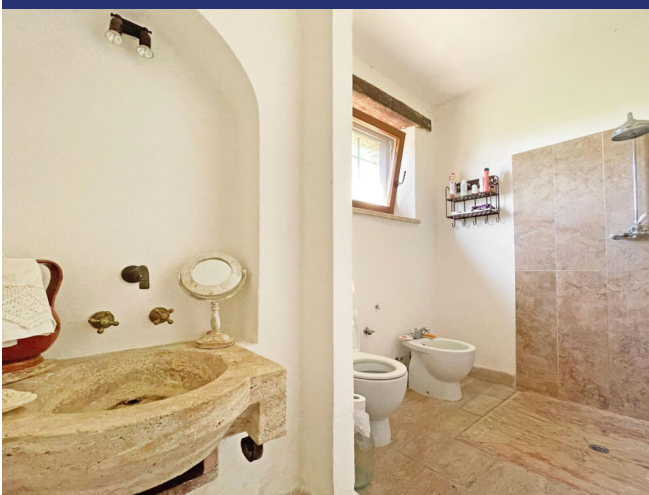
# Pictures





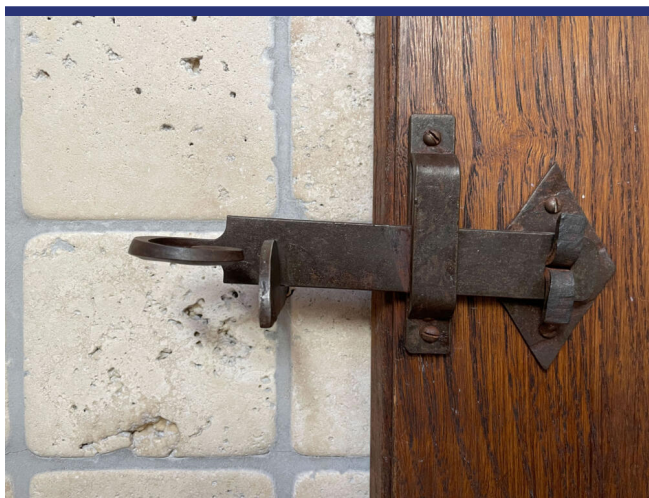












# Location & Details



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

- Reference: 5921
- Villa/Farmhouse
- Panoramic View
- 48 km to Lake
- 100 km to Sea
- 6 km to Village
- Garden
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 690.000
- Floorspace: 225 m<sup>2</sup>
- SQM Plot: 4740 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- 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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