

## Country houses for Sale in Pitigliano (GR)

**1.150.000 €**

**Ref: CA555T**



**Size:** 360 sqm

**Field:** 1,6 ha

**Rooms:** 14

**Bedrooms:** 4

**Bathrooms:** 2

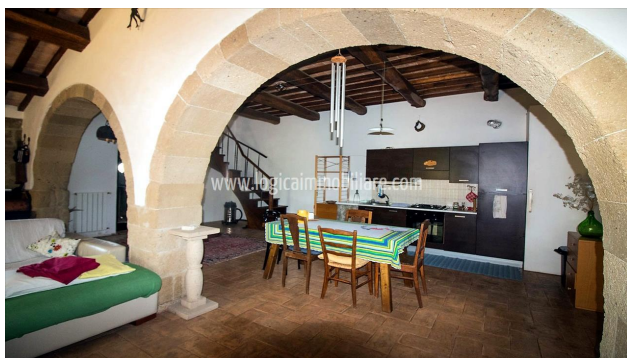
**Energy class:** G

**IPE:** 175

A few kilometres from Pitigliano, a charming property immersed in the rural tranquillity of the countryside and surrounded by the suggestive panorama of the Tuscan hills. The farmhouse, dating back to the 19th century, has been restored to its ancient splendour, thanks to a skilful and accurate restoration that began in 1995 and was completed in 2005. Exemplary are the materials used in the restoration of the building, such as the internal staircase in travertine, the pedestrian entrance path recreated with millenary stones from the city of Rome, a unique spiral staircase in wood, as well as the use of typical local materials that have transformed an old ruin into a farmhouse of great beauty. Access to the property is via a short stretch of dirt road in good condition and then into the garden of the building, which is rich in plants and a variety of tree species. The farmhouse is on two floors with a total area of approximately 360 sqm, currently divided into two separates but communicating units. The main part consists of the ground floor of a room used as a study, a large living area where a stone arch divides the kitchen from the living area with fireplace and a convenient laundry area equipped with washing machine, dryer and direct access to the outside. A beautiful travertine staircase leads to the upper floor where we find a large bathroom with shower and bathtub, a walk-in wardrobe and three large bedrooms, two of which have wooden lofts. The second living situation is developed, as far as the living area is concerned, in the part of the farmhouse that was originally a chapel and now houses a large open space characterised by a double stone arch that divides the living area with fireplace from the dining area with kitchen. A particular and beautiful wooden staircase leads to the upper floor where we find a bedroom with bathroom directly communicating with the rest of the farmhouse. The garden around the farmhouse is landscaped and terraced with stone walls embellished with flowers, hedges,



oaks, a variety of trees and a stone staircase leading to a lower level where there are olive trees, a suggestive grotto dug out of the tuff and a storeroom that can easily be converted into a garage. The property is completed by a plot of approximately 16,400 square metres of arable land and woodland. All the systems are present and functioning: the heating system powered by LPG can be assisted by the fireplaces present, the water supply is guaranteed by the connection to the aqueduct, for the disposal of wastewater there is an Imhoff tank with a dispersion system in the ground. Telephone with internet line and satellite TV are also present. The property, restored and lovingly maintained by the current owner, is ideal for those who love the countryside and total privacy, but with the opportunity to reach the village of Pitigliano or Lake Bolsena in twenty minutes, the thermal waters of Sorano in fifteen minutes or reach the sea of Orbetello in an hour's drive through the rolling hills of the Maremma.











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