



logica immobiliare
la soluzione a portata di mano

Country houses for Sale in Sarteano (SI)

3.000.000 €

Ref: CA414T



Size: 500 sqm

Field: 5 ha

Rooms: 16

Bedrooms: 8

Bathrooms: 6

Swimming pool:

privata

Energy class: G

IPE: 175

Steeped in a green landscape overlooking Val d'Orcia, which is a worldwide famous Unesco site, a 500sqm authentical ancient 'borgo' partly restored and currently used as tourist accommodation activity, with swimming pool, 5hectares of land and amazing view, a charming place where we can perceive its historical past as soon as we arrive, apparently a very important past since inside the property there is an old stone signed '1619'.In perfect conditions, it is composed by two buildings: the first one, 400sqm building, dated back to the 1600, a former small convent, and a 100sqm one, dated back to the beginning of 1900. Besides there is a beautiful pool area, all fenced and in easy reach from the house, where it is possible to enjoy an amazing private green space. The main house, built on two levels and completely restored, with 'cotto' floorings and wooden beams ceiling, at the ground floor has a wide living room with dining area and a crescent-shaped window with spectacular view, while an original bricked arch leads to the brand new spacious kitchen with external access and, only a few steps lower, we access the former stables area, currently a living area with stone fireplace, meant for relaxing moments, and a small bathroom. From each window it is possible to get a stunning landscape, like looking at a painting. Also at the ground floor, a part of the house where the installations need to be finished, where we could create two bedrooms, two bathrooms and a further room, currently thought as a laundry room. In this area also a bedroom with one bathroom with private access. At the first floor, linked to the ground floor through an internal wrought iron spiral staircase and an external original stone staircase, there are two bedrooms and one bathroom. The restoration was made complying the updated seismic regulations, there are two Imhoff tanks, one for each unit, the heating is LPG supplied, while for the water supply, besides the municipal water, there is a collection

tank as well. The land belonging to this property is about 5 hectares, with about 599sqm olive grove. The second unit opens on a wide living room with large original fireplace, a kitchenette, three bedrooms and one bathroom. This one is much more authentical and preserves more of the typical Tuscan architectural style, but it has great brightness as well and offers amazing views from each window. The property is completed by a stone woodshed, very beautiful, also to be used as car parking place or even as a lovely winter garden. Perfect as a private house, to make a holiday home with dépendance for guests or as a tourist accommodation activity, as it currently is, since it would be an amazing luxury resort, this real estate is an unique opportunity and an excellent investment. First amenities only 8 km away, 15 km from Montepulciano, 20 km from Pienza, Chiusi only 17 km far, Grosseto and the Tyrrhenian Sea 90 km far, Florence 135 km and Rome 150 km.







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