



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



**Villa Sale in Pienza (SI) Via Fontanelle 100**

## Farmhouse in the heart of Tuscany

In Tuscany we offer an important farmhouse composed of the main part plus 2 dependances with a total of 8 bedrooms and 7 bathrooms immersed in a park of 50 hectares. This charming property is located in Monticchiello, in Val d'Orcia, a region of Tuscany, in central Italy, which stretches from the hills south of Siena to Monte Amiata.

The property can accommodate a maximum of 16 guests.

The main Villa consists of 6 bedrooms and 4 bathrooms plus a guest bathroom near the living room.

Depandance A - Independent entrance from the main Villa in the courtyard, on the upper floor, composed of a living room, a kitchen, a bedroom, a bathroom.

Depandance B - Independent entrance from the main Villa in the courtyard on the first floor, consisting of a living room, a kitchen, a bedroom, a bathroom.

The swimming pool has views of Monte Amiata and is immersed in a private park of about 50 hectares of olive trees and centuries old trees.

The area is characterised by gently rolling, carefully cultivated hills and picturesque towns such as Pienza (rebuilt as an 'ideal city' in the 15th century under the patronage of Pope Pius II), Radicofani (home of the notorious Zorro-like brigand hero Ghino di Tacco) and Montalcino (Brunello di Montalcino is counted among the most prestigious Italian wines). It is a landscape that has become familiar through its representation in works of art from Renaissance painting to modern photography.

Close to: Pienza (11 km), Montepulciano (14 km) and Montalcino (31 km)

Spas: Chianciano Terme (Km. 13), Bagno Vignoni (Km. 15)

Distances from: Siena 64 km - Florence 129 km - Rome 179 km - Pisa Aerp. 178 km.

Territory:

Monticchiello is a tiny fortified medieval village known as the "terrace of the Val d'Orcia", due to its wonderful hillside location offering sweeping and extraordinary views over Pienza and the surrounding rolling hills. Its thick walls and defensive towers are only partially preserved, only 3 of the original 17 towers have survived. At the highest part of the village is the Torre del Cassero, which has fortunately remained intact and is now privately owned. Enter the village from Porta Sant'Agata through a beautiful leaning watchtower and your attention is soon captured by the finely restored stone houses, beautifully adorned with colourful flower pots and delightful little balconies. The village still retains its charming medieval characteristics with its perfect arches, ancient staircases, pretty window sills and characteristic balconies.

History

It is an ancient 12th-century residence nestled in the heart of the Val d'Orcia on a hill surrounded by centuries-old oaks, amidst Etruscan memories and unspoilt landscapes, in a land where medieval villages, towers and castles appear like jewels set in an enchanted landscape.

Val d'Orcia, a naturalistic oasis surrounded by thermal springs, lakes, cool beech woods on the slopes of Monte Amiata, where you can go on long walks and horseback rides.

The charm of being housed in a residence rich in history, in independent suites furnished with antique furniture where guests can choose to dine by candlelight in front of a lit fireplace or, in summer, under a pergola in an internal courtyard among lemon trees, jasmine and scented geraniums. A place of privacy and absolute beauty chosen as a holiday home by illustrious international guests.



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## INFORMATION

Ref.	Toscana 041
Type	Sale
Category	Villa
Price	3,200,000.00
Annual Expense	
Year	
Energetic Class	G 121.98

## NUMBER

Rooms	12
Bedrooms	10
Bathrooms	9
Balconies + Terraces	
Floor	
Car Space	20
Box	

## SQUARE METERS

Commercial	50500
Garden	500000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Garden View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Natural Gas Heating	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Tile	Access for disabled	No

## ACCESSORIES

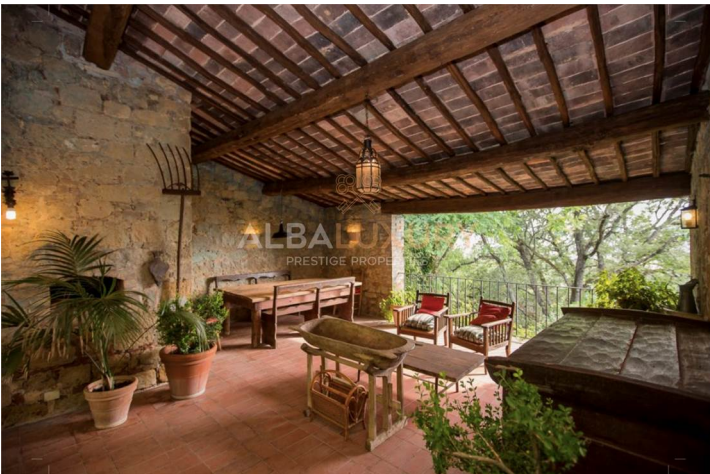
Air conditioning	Wall Closet	Barrier-free bathroom	Fireplace	Chimney flue
Electric gate	Double glazing	Car passage	Swimming pool	Concierge / Caretaker
Data network				





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## IMAGES







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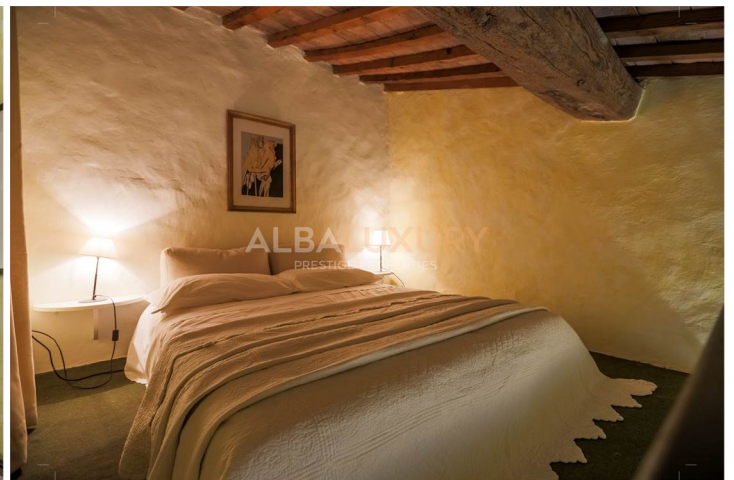
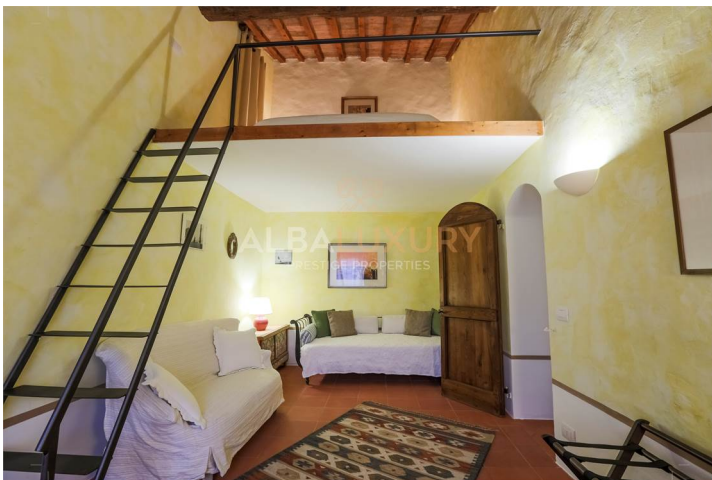
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For confidentiality reasons, plans are only released on request

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