



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 Sarteano (SI) Via di Caselfava 181

### Private Dimona in Val D'Orcia

In the heart of Tuscany in the renowned Val D'Orcia, a location of excellence and Unesco heritage, in the close vicinity of cities of historical importance such as Siena, Montepulciano and Pienza.

We propose a structure that was completely renovated in 2018 with excellent finishes and state-of-the-art domotic systems, today it is used by the accommodation business that has been awarded the top rating of 5 sunflowers. It can also be managed as an independent residence.

It has: 6 DOUBLE ROOMS WITH ENSUITE BATHROOM

LARGE KITCHEN WITH LARGE LIVING ROOM, RELAXATION AREA.

Walking along a long avenue of cypress trees, typical of the Tuscan hilly landscape, you reach this farmhouse with its typical warm and cosy feel. The property is arranged on two levels on the ground floor we find the living area composed of a comfortable entrance, a large living room, spacious kitchen equipped with professional appliances (oven, stove, dishwasher, sink, double refrigerator), service bathroom and 2 of the 6 splendid double bedrooms (all with en suite bathroom). A convenient hallway provides access to the upper level consisting of a large hallway leading to the other 4 suites.

Each room is framed by bleached wooden beams and terracotta floors typical of Tuscan tradition. In the basement we find a technical room with boiler, electrical panels, racks for home automation management and connectivity. Externally we find a barbecue area and a relaxation area with jacuzzi. Serving the farmhouse is a car park with 6 covered parking spaces.

Possibility of having more hectares available, currently 3 have been allocated.

#### INFORMATION

Ref.	Toscana
Type	Sale
Category	Villa
Price	1,900,000.00
Annual Expense	
Year	2018
Energetic Class	E 198.21

#### NUMBER

Rooms	9
Bedrooms	6
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	6
Box	

#### SQUARE METERS

Commercial	400
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Habitable	Rank	Elegant	Position	Countryside
View	Open View	Orientation	North West South East	Free Sides	4



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Garden	Private	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic		

## ACCESSORIES

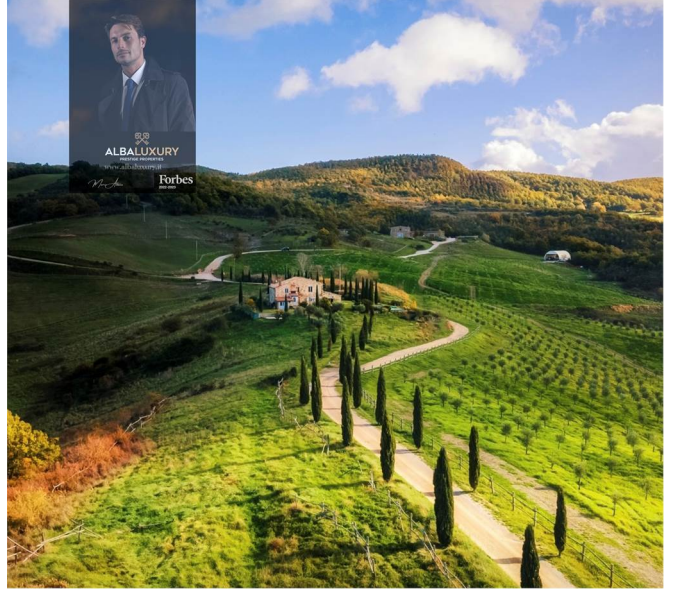
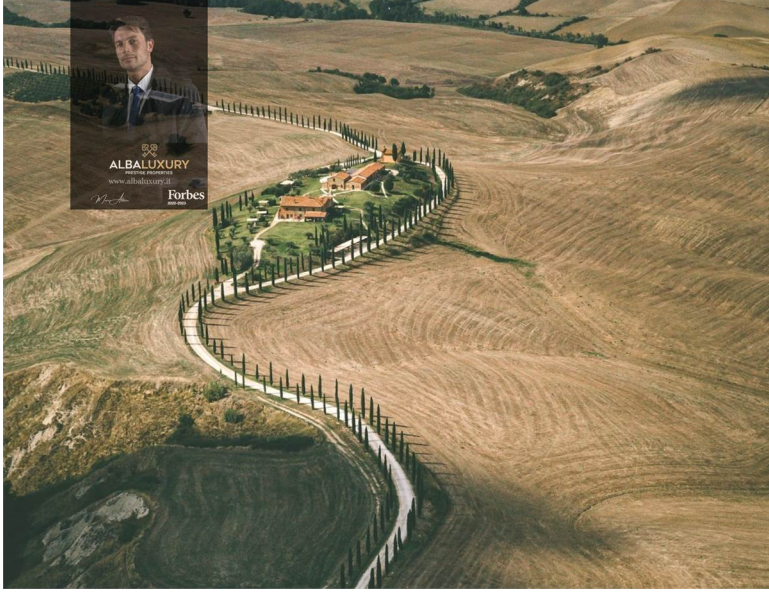
- Antitheft
- Air conditioning
- Electric gate
- Double glazing
- Swimming pool
- Data network

## IMAGES



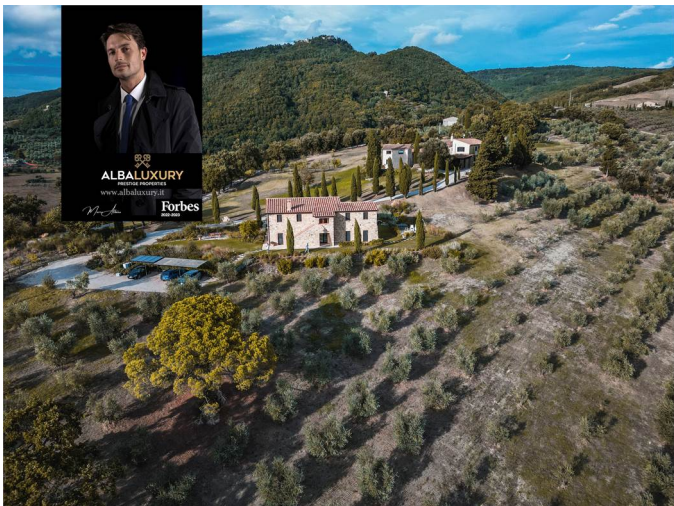
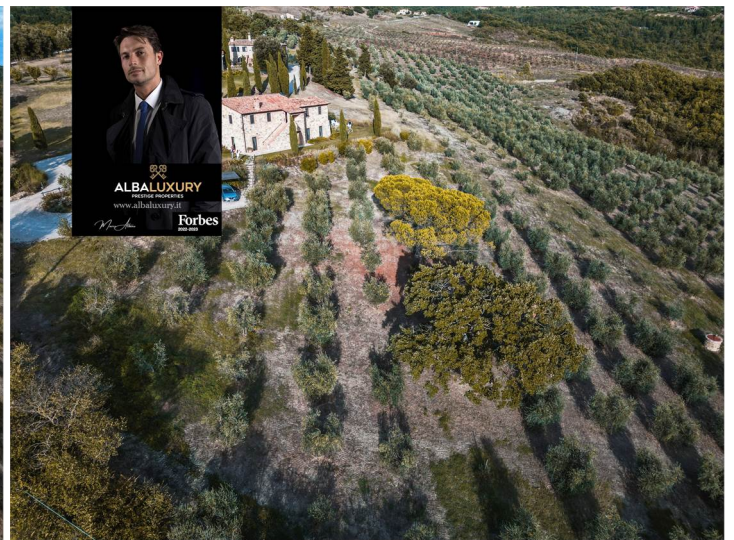


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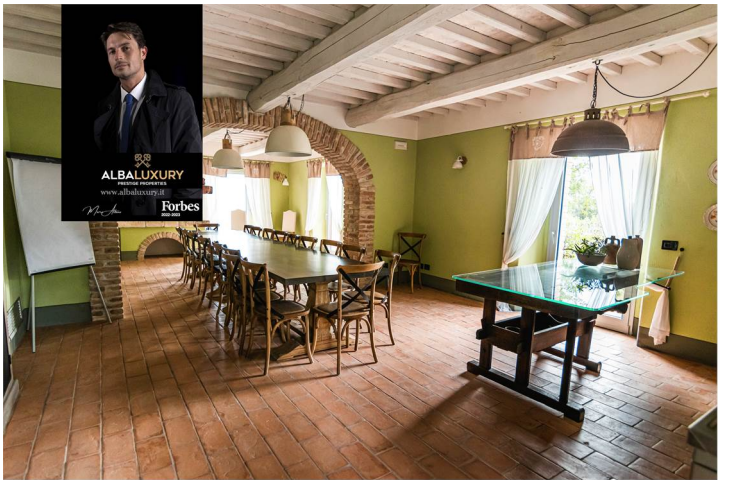
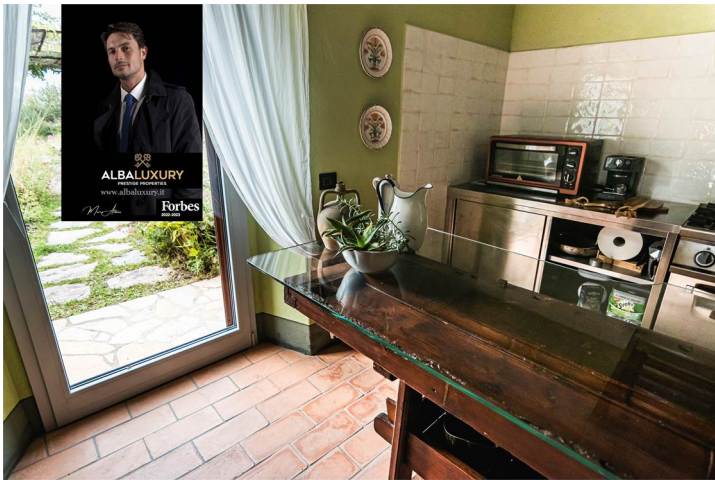


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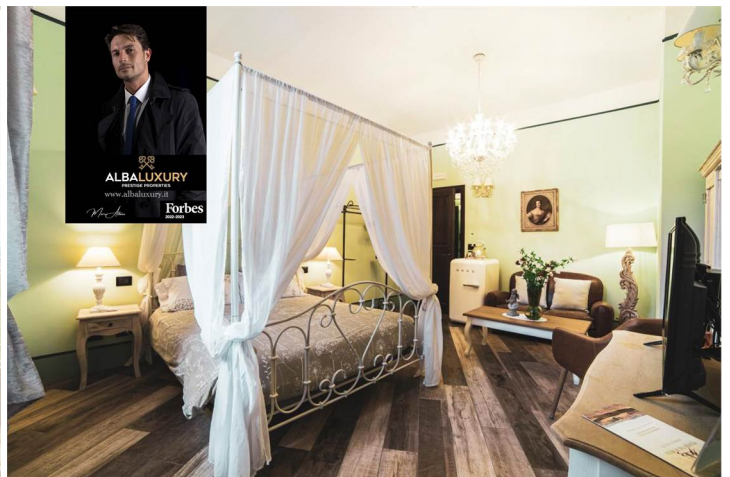


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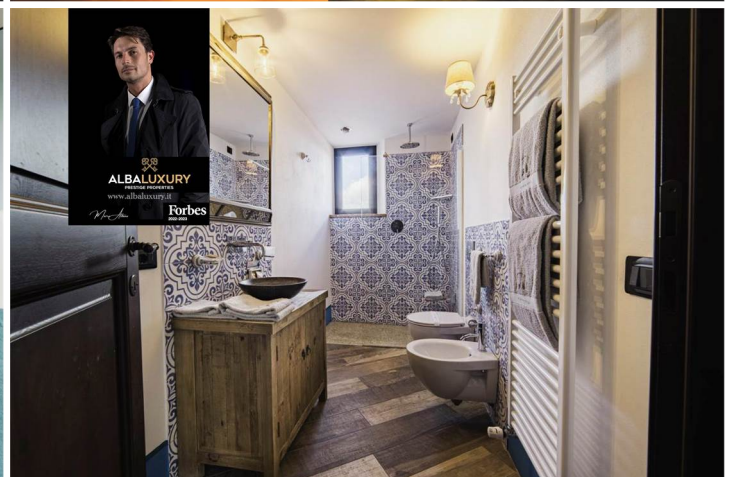
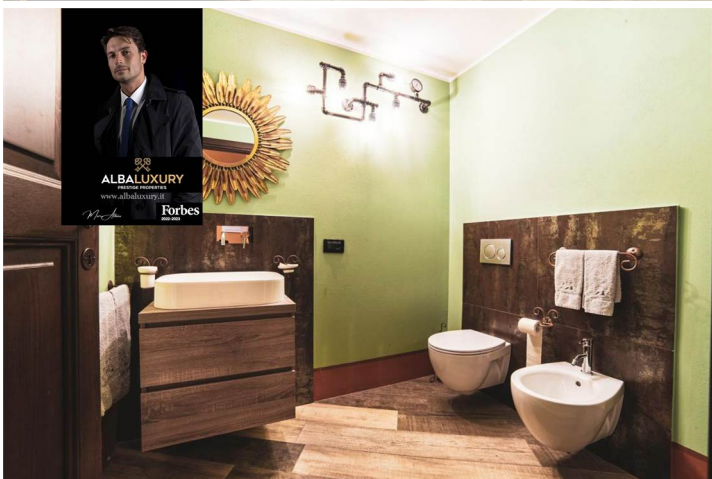


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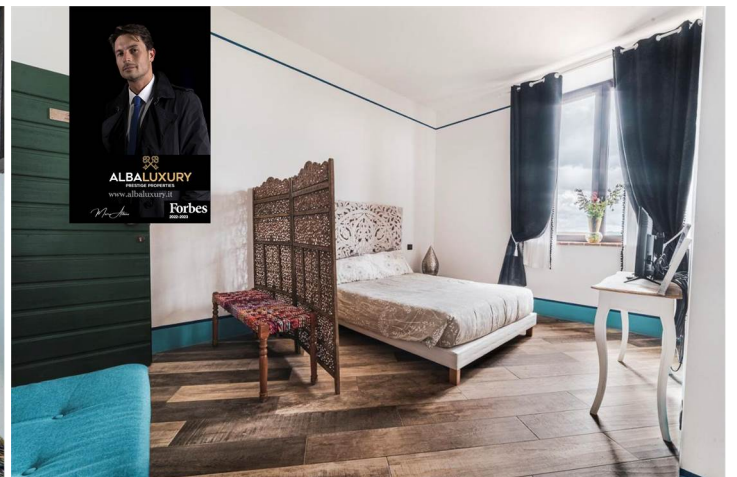
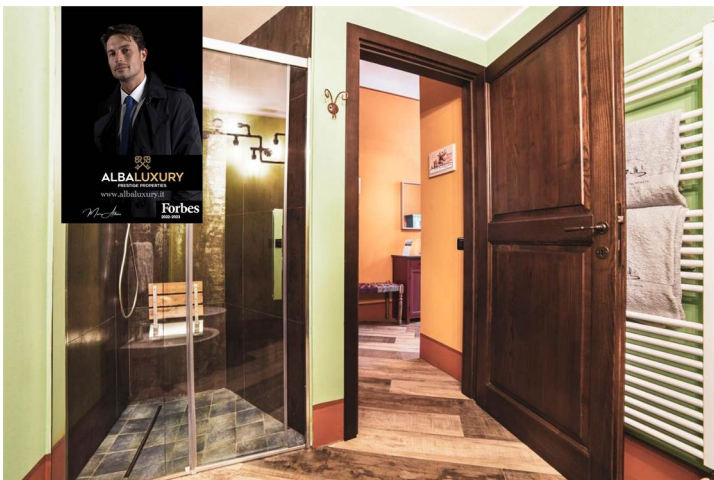


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