



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



ALBALUXURY
PRESTIGE PROPERTIES
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Mario Sirmione

Forbes
2022-2023



Villa Sale in San Quirico d'Orcia (SI) Via della Pace 7

Magnificent agritourism with views over the Val d'

The farmhouse has been skilfully restored, maintaining intact the characteristics of a Tuscan farm while providing it with all modern comforts. The structure is divided into 7 independent flats consisting of a living-dining room with a double sofa bed, a kitchenette, a double bedroom and a bathroom with shower; heating is independent.

The flats are located both on the ground floor and on the first floor. As possible leisure activities there are table tennis and bowls.

There are outdoor areas equipped with tables and chairs, a wood-burning oven and barbecue for outdoor dining, and a large swimming pool perfectly integrated into the surrounding countryside and with a view of the Crete and Pienza.

The large farm (52 ha) offers the possibility of walks and outdoor living. Situated in the centre of an area of great historical, cultural and scenic appeal, it is a short distance from Pienza, Bagno Vignoni, San Quirico, Montalcino, and Montepulciano; Siena is within easy reach, only 42 km away.

INFORMATION

Ref.	Toscana 349
Type	Sale
Category	Villa
Price	5,500,000.00
Annual Expense	
Year	1600
Energetic Class	D 87.42

NUMBER

Rooms	19
Bedrooms	11
Bathrooms	12
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	500
Garden	520000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Garden	Private	Furniture	Furnished
Type living	Dining room	Kitchen	Eat-In Kitchen	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	Gas



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Hot Water	Independent	Cooling	Split	Fixtures	Wood
Doors	Excellent	Blind	Wood Blinds	Floors Living Room	Porcelain
Floors Bedrooms	Porcelain	Floors Kitchen	Porcelain	Floors Bathroom	Porcelain

ACCESSORIES

Air conditioning

Fireplace

Chimney flue

Separate entrance

Swimming pool

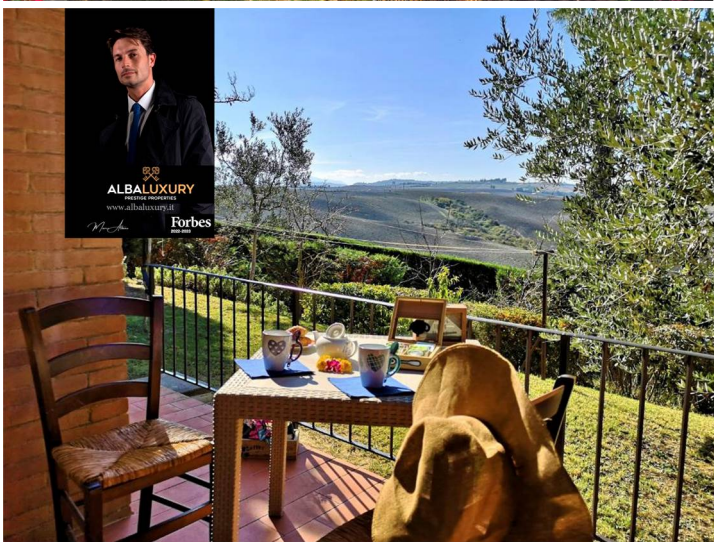
Outdoor tables

IMAGES





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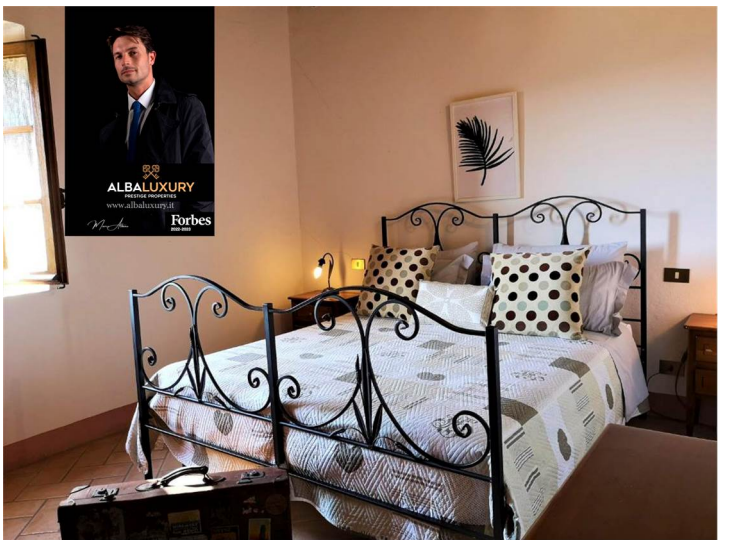
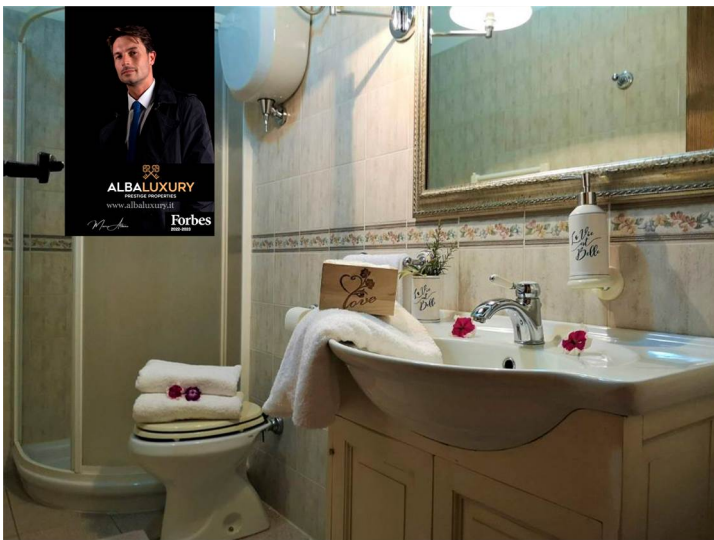


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