



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

Important farmhouse immersed in the Val d'Orcia

This beautiful complex is located in the heart of the Val d' Orcia, in a strategic position to admire the beautiful surrounding landscapes, nestled between Pienza and San Quirico d' Orcia.

Immersed in an oasis of about 106 hectares, the property dates back to the 18th century and has recently undergone a conservative restoration that has left intact its ancient flavour and atmosphere. It is essentially composed of three residential bodies in classic Tuscan style that house a total of 18 flats for a total of 24 rooms equipped with all comforts, making the structure an important tourist accommodation centre.

The structure is also the ideal location in which to organise an exclusive wedding, immersed in Tuscan nature in a top-quality setting with rustic charm and immense appeal that will remain in the hearts of all guests. It can host ceremonies for up to 250 people and offers a large dining room furnished in typical Tuscan style, with rustic and simple furnishings.

To enhance it all, two beautiful swimming pools with a solarium area are ideal for cooling off and relaxing on hot summer days.

In addition, a bio-lake has been created on the property, a pool with living water with no traces of chemical products for purification, created through aquatic plants and natural oxygenation.

INFORMATION

Ref.	Toscana 974
Type	Sale
Category	Villa
Price	16,500,000.00
Annual Expense	
Year	1700
Energetic Class	D 87.42

NUMBER

Rooms	42
Bedrooms	24
Bathrooms	27
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1500
Garden	106
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	LPG Heating



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Hot Water	Independent	Cooling	Split	Fixtures	Wooden double glazed
Doors	Excellent	Floors Living Room	Porcelain	Floors Bedrooms	Porcelain
Floors Kitchen	Porcelain	Floors Bathroom	Porcelain		

ACCESSORIES

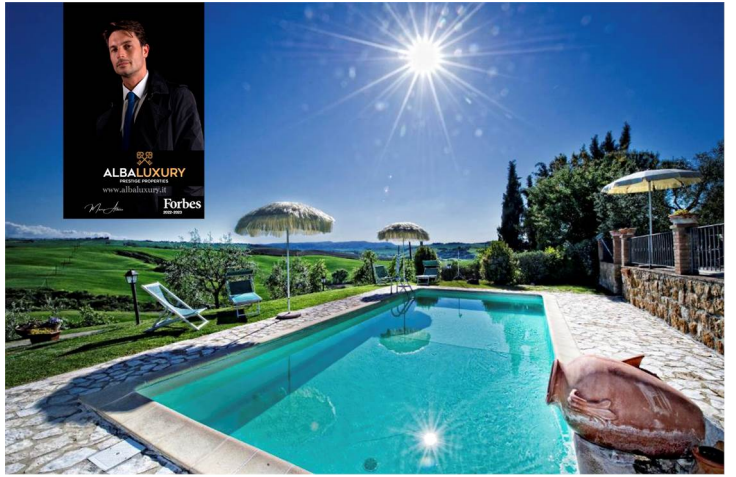
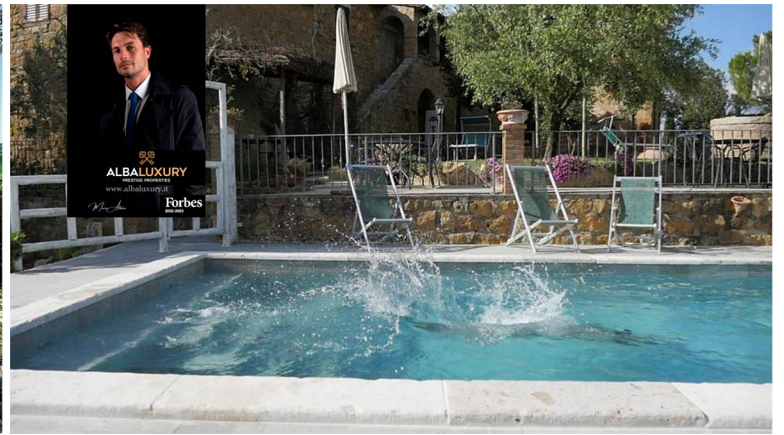
Air conditioning	Barrier-free bathroom	Fireplace	Chimney flue	Satellite system
Separate entrance	Swimming pool	Outdoor tables		

IMAGES





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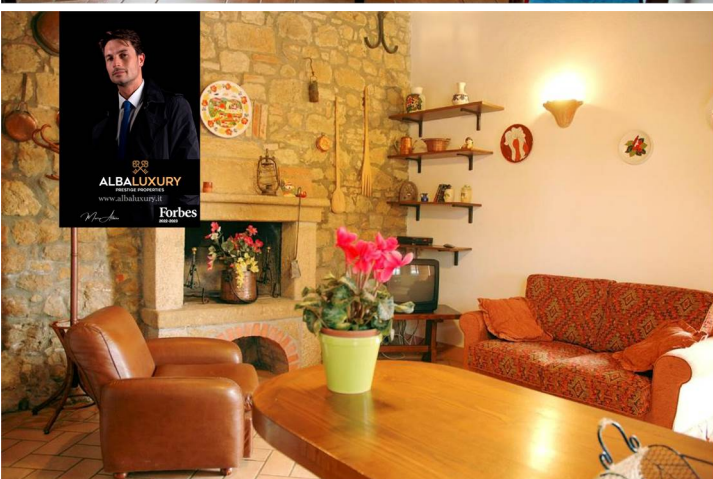


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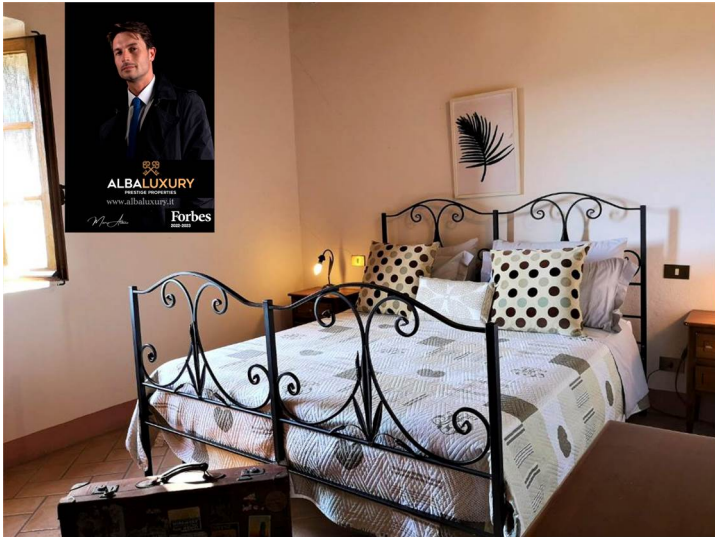
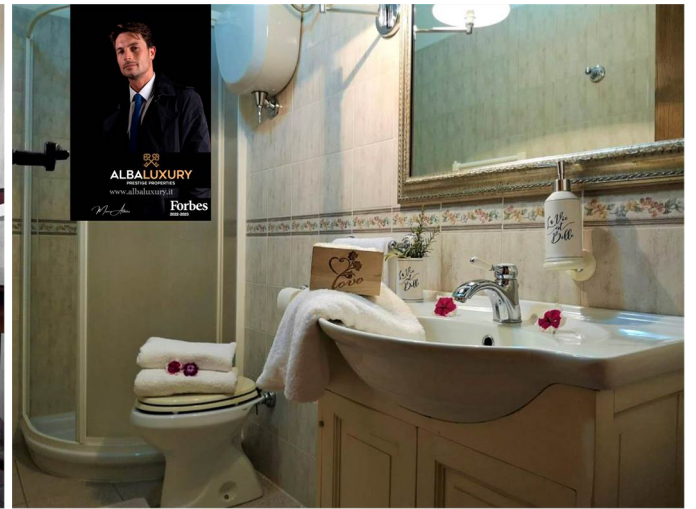


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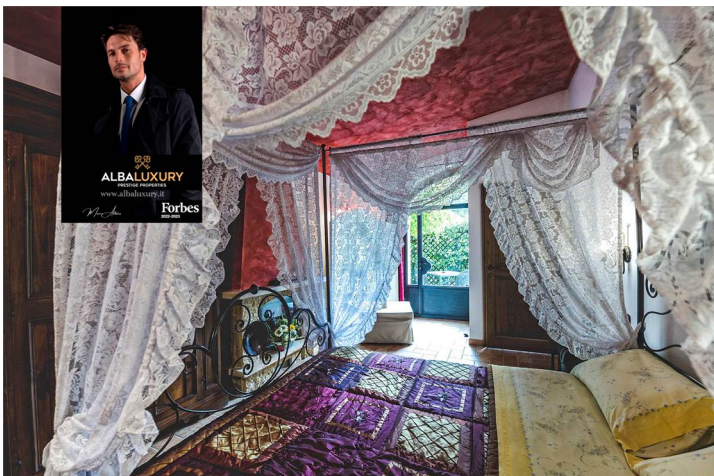
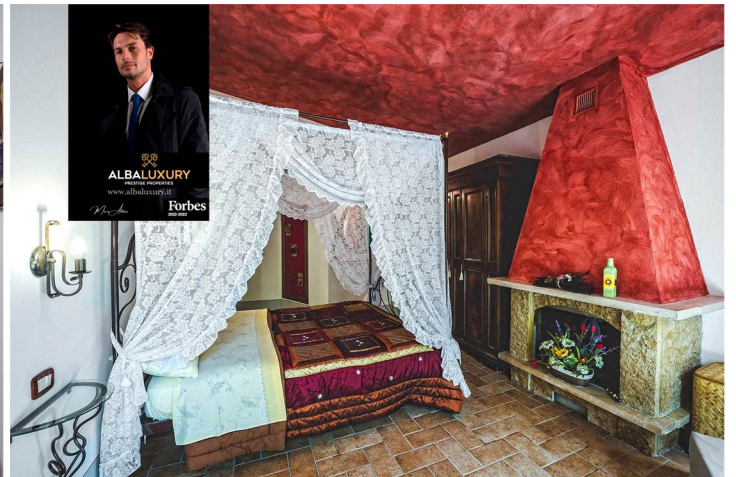


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