



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 Pitigliano (GR) via giovanni XXIII

Characteristic farmhouse in Pitignano

In Pitigliano, in a location immersed in nature, we offer this characteristic agriturismo now used as an accommodation facility.

The agriturismo has a spacious indoor hall equipped with tables in typical Tuscan style that can be used to organise receptions in the winter months, while the spacious outdoor areas, the panoramic garden and the swimming pool provide an ideal backdrop for organising events in the summer months.

The farmhouse has 6 tastefully furnished bedrooms, with a mix of traditional Tuscan elements and modern comforts. Every detail is carefully considered, creating a warm and inviting atmosphere. Natural materials, such as wood and stone, are combined with fine fabrics to create an authentic and refined style.

In keeping with local traditions, some rooms have been decorated with touches representative of the Maremma identity, creating an authentic and unique experience.

Enhancing the property is the beautiful swimming pool, surrounded by greenery, which offers a breathtaking view of the surrounding Tuscan countryside and is the ideal place to spend peaceful and regenerating days.

Clinging to a tuff cliff, it is one of the most beautiful historical villages in our country. Pitignano was nicknamed 'Little Jerusalem' because it was home to a large Jewish community in the 15th century.

We are located in the heart of the Tuscan Maremma, between the valleys of the Lente, Meleta and Prochio streams, immersed in unspoilt and wild nature.

The village of Pitigliano is located halfway between Grosseto and Viterbo, near Lake Bolsena, and is one of the best-known centres of the city of Tufa, an area to which Sovana and Sovrano also belong. For those without a car, it can be reached by train or bus.

INFORMATION

Ref.	Toscana 901
Type	Sale
Category	Villa
Price	3,360,000.00
Annual Expense	
Year	1900
Energetic Class	D kWh/m ² a

NUMBER

Rooms	10
Bedrooms	6
Bathrooms	11
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	700
Garden	18000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Perfect Conditions**

Rank **Elegant**

Free Sides **4**



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Garden	Private	Furniture	Furnished	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Floor heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wood	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Tile	Floors Bedrooms	Parquet
Floors Kitchen	Marble				

ACCESSORIES

Antitheft

Fireplace

Photovoltaic system

Separate entrance

Solar panels

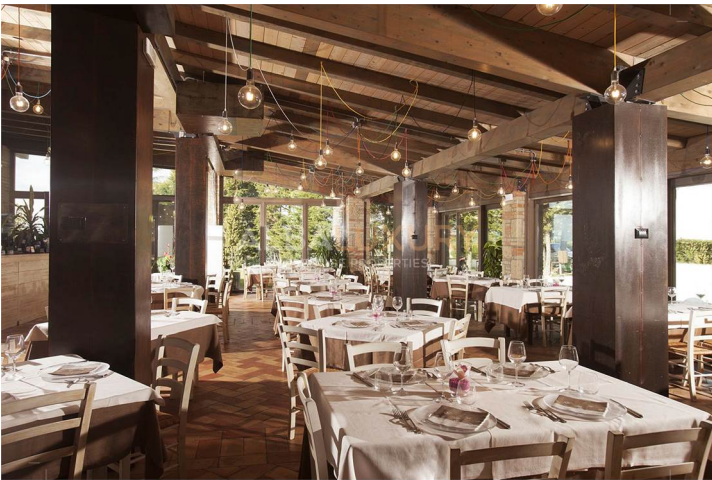
Swimming pool

IMAGES



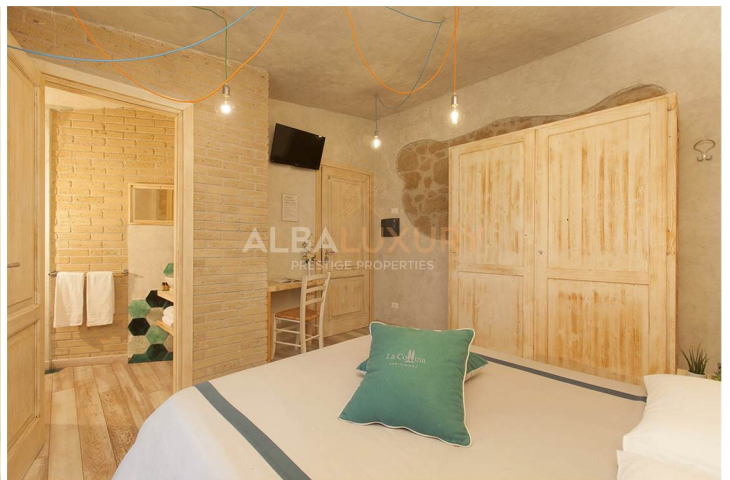
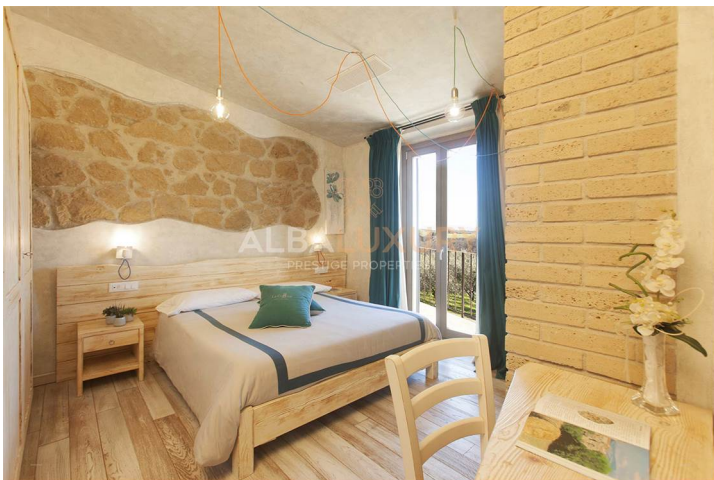


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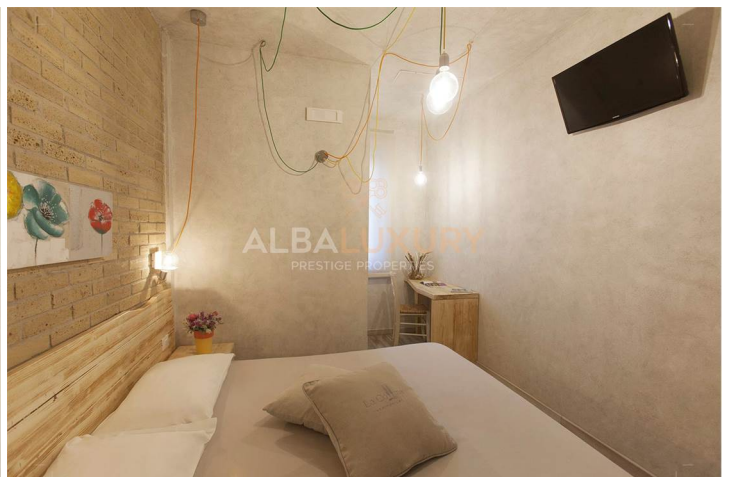
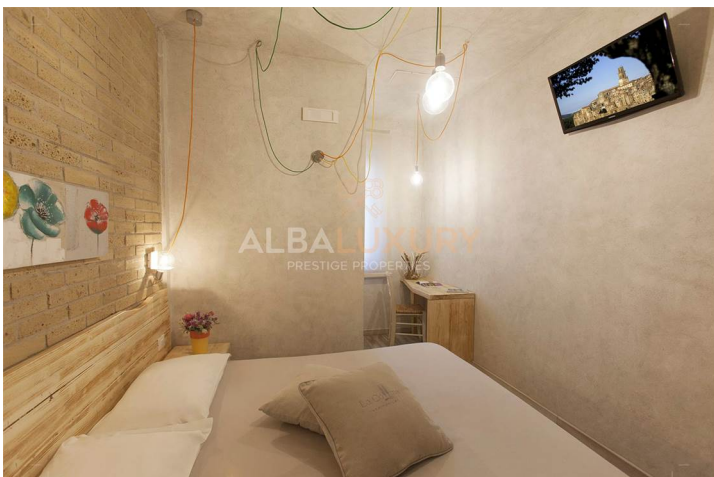
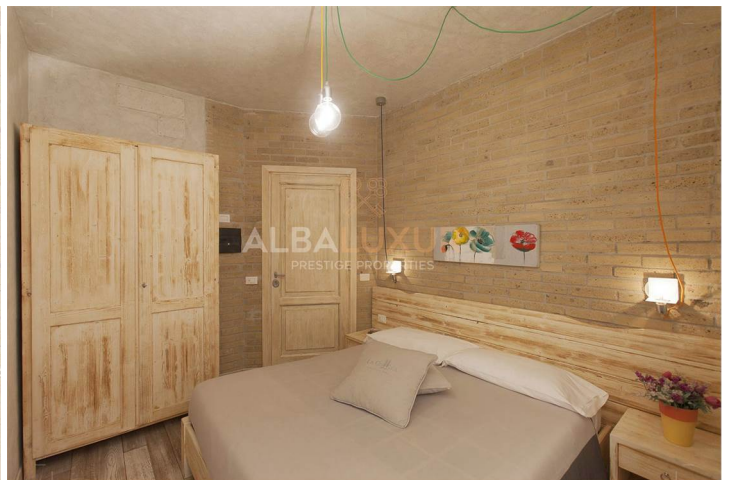


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