



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Pienza (SI) Str. della foce e fornace

Estate in Tuscany, Pienza (Siena)

This fascinating estate is nestled within the Lucciola Bella Nature Reserve, which stretches across the suggestive landscape of the Crete Senesi, south-west of Pienza. The Nature Reserve, famous for its erosion-prone gullies and biancane, is home to unique and exclusive vegetation and ornithological features. The property, arranged on two floors and with a vast plot of about 8,000 square metres, offers an unparalleled experience, thanks to 6 flats that have been carefully renovated to preserve the original features of the old farmhouse, guaranteeing an atmosphere of comfort and attention to detail. The large garden, with a magnificent view over the Val d'Orcia, embraces the enchanting panorama that stretches from Radicofani to San Quirico, from Castiglione d'Orcia to Pienza, and the imposing Monte Amiata. The agriturismo offers the possibility of living in tranquillity and relaxation, immersed in a fairytale landscape. The flats on the ground floor offer different solutions:

1): A large living room with fireplace and kitchenette, with a comfortable sofa bed, a double bedroom with bathroom with shower and a twin bedroom with bathroom also with shower.

2): A living room with kitchenette and sofa bed, a double bedroom and a bathroom with shower.

3): A large living room with fireplace and kitchenette, sofa bed, a twin or double bedroom and a bathroom with shower. This flat is also suitable for people with disabilities.

The flats on the first floor are equally attractive:

4): Large living room with sofa bed, fireplace and kitchenette, a double bedroom with bathroom with shower and a twin bedroom with bathroom also with shower.

5): Living room with sofa bed and kitchenette, one twin or double bedroom and a bathroom with shower.

6): Living room with kitchenette, one double and one twin bedroom, one bathroom with shower.

The road leading to the farmhouse is currently managed by a consortium paying the fee according to the ownership thousandths of the land facing the road.

Surroundings: The location of the farmhouse makes it possible to discover magnificent places in the surroundings, such as Bagno Vignoni, an enchanting corner of lower Tuscany characterised by a few houses, a pool bubbling with steam and a breathtaking landscape. Ripa d'Orcia will transport you to the Middle Ages with its green woods and spectacular views of the Orcia River.

INFORMATION

Ref.	Toscana 328
Type	Sale
Category	Villa
Price	2,400,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	15
Bedrooms	9
Bathrooms	9
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	565
Garden	8000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				

ACCESSORIES

Data network

Storage room

IMAGES





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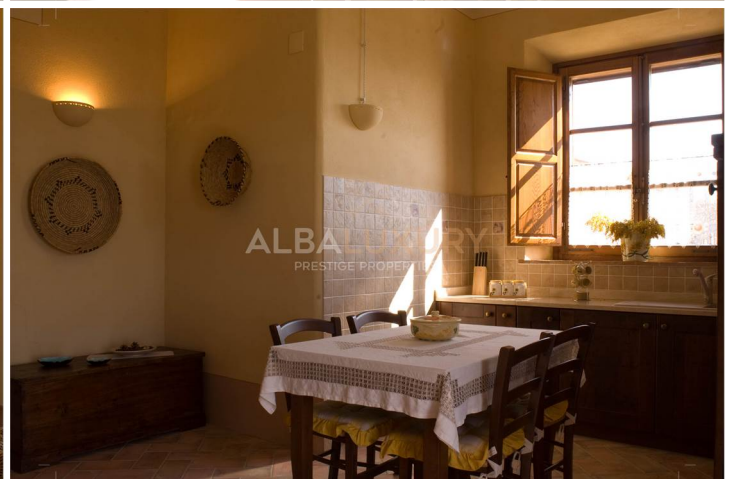
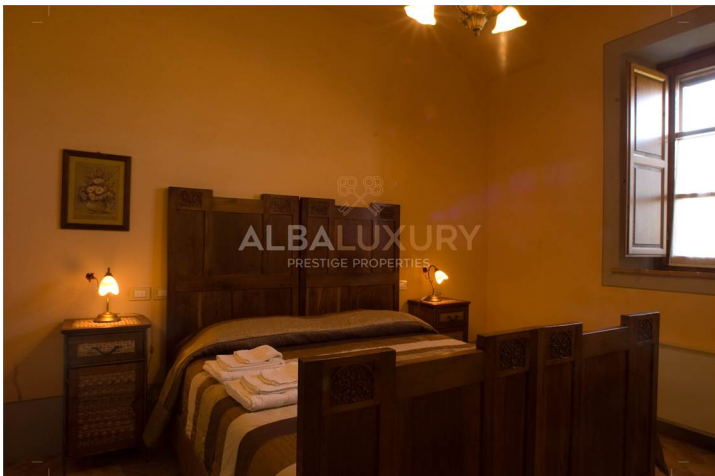


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Mario Albano

Forbes
2022-2023