



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) Strada provinciale 53

### Property of ancient beauty in Tuscany, Siena

Beautiful property dating back to 1800 in Tuscany, in the beautiful Val d'Orcia, in the province of Siena, surrounded by 6.5 hectares of land, swimming pool and spa. The property can be used as accommodation or as a private residence as well as having the possibility to expand by a further 300 sqm with building permission. The property is in good condition and measures approximately 1000 sqm, divided into two levels with 4 rooms on the ground floor and 7 rooms on the upper floor, all with bathroom, there is also a kitchen, spacious living room with fireplace, cellar, covered veranda and two terraces with breathtaking views. An additional annexe contains a wellness centre of about 140 sqm with bathroom, changing rooms, whirlpool bath and swimming pool. A marvellous piece of land of 6.5 is laid out with olive trees, cypresses and a large rose garden. Finally, we find a warehouse of approximately 200 square metres. A bio-building redevelopment project for an expansion of approximately 300 sqm has been approved. This wonderful property is located in the heart of the Val d'Orcia just a few minutes from Bagno Vignoni - Monticchiello - Pienza and the "Fosso bianco" and the warm waters of Bagni San Filippo. Tuscany is one of the best known and appreciated areas by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where you can taste the best wines in the world.

#### INFORMATION

Ref.	Toscana 057
Type	Sale
Category	Villa
Price	2,000,000.00
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	15
Bedrooms	11
Bathrooms	12
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1000
Garden	65000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

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



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## ACCESSORIES

Fireplace

Swimming pool

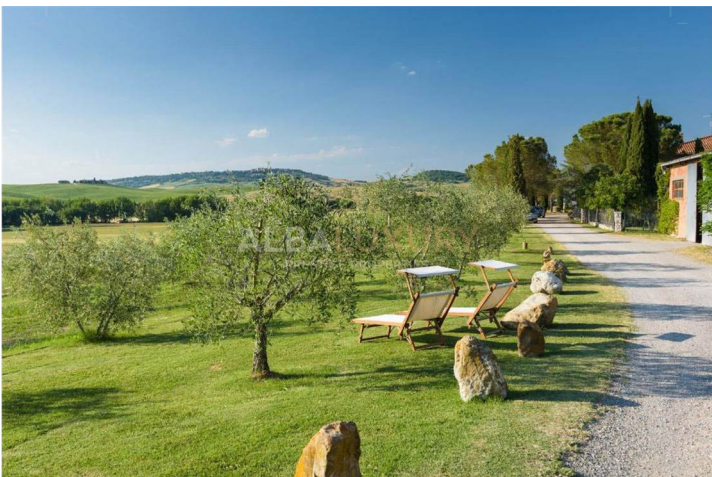
Jacuzzi tub

## IMAGES





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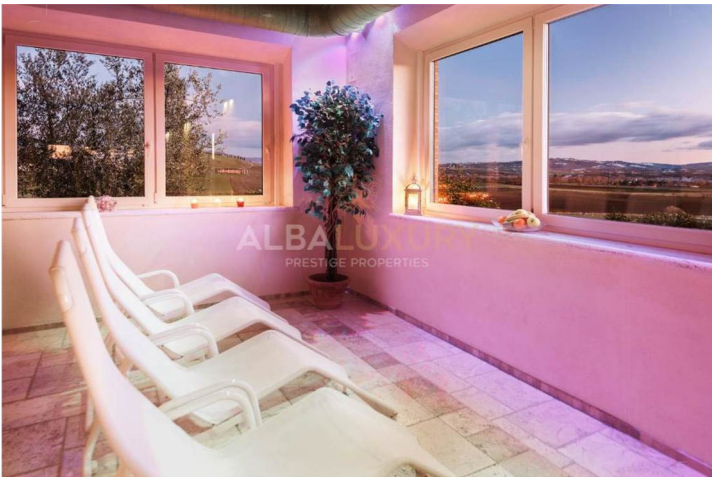


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