



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



ALBALUXURY  
PRESTIGE PROPERTIES

## Villa Sale in Sarteano (SI) S.P. 53 della Val d'Orcia 2

### Wonderful property in Tuscany

Wonderful agricultural property with swimming pool, garden and 160 ha of land, located in Val d'Orcia, the land of clay hills (the so-called 'Crete'), olive groves, woods, vineyards, parish churches and castles

It is a stone farmhouse, built in the 16th century, believed to have been owned by the same order of monks that had its own parish in San Piero in Campo, a nearby locality. The recent conversion, carried out preserving the original features, has resulted in 5 spacious flats equipped with modern comforts (satellite antenna). The garden with its furnishings and the splendid swimming pool surrounded by the evocative panorama of the valley: Radicofani, Pienza and the wonderful countryside that rises from San Piero to Monte Amiata is marvellous. The structure is about 550 square metres with 160 hectares of land with woods and various types of arable land. The structure currently has 5 flats, each with its own bedroom and bathroom. There are 5 LPG boilers for heating.

The Val d'Orcia is a wide valley located in Tuscany, in the province of Siena and partly in the province of Grosseto, north and east of Monte Amiata and close to the border with Umbria. Crossed by the river Orcia in the centre, which gives it its name, it is characterised by pleasant scenic views and several centres of medieval origin, two of which are well known, such as Pienza and Montalcino. Characteristic tree is the cypress, typical foods and wines are Pici, Cinta Senese cold cuts, Pecorino di Pienza, Brunello di Montalcino and the new DOC Orcia wine denomination.

#### INFORMATION

Ref.	Toscana 084
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	G

#### NUMBER

Rooms	13
Bedrooms	8
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	550
Garden	1600000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Good	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Boiler	Energy source	LPG Heating



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## ACCESSORIES

Swimming pool

## IMAGES



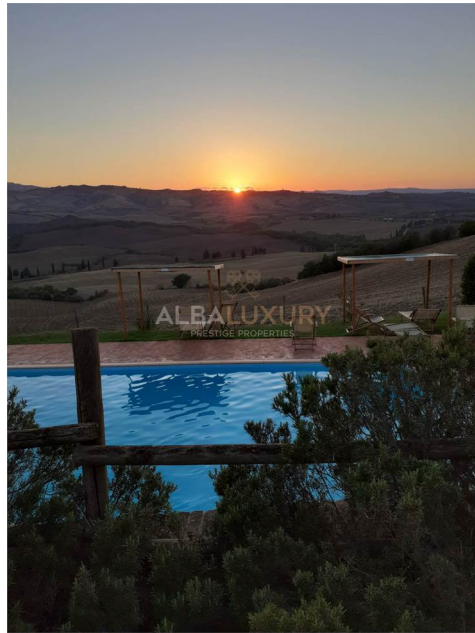


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