



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 Castiglione d'Orcia (SI) Via dei Salvi 1

Property in the historic centre, Tuscany

Charming Stone House in the Heart of the Historic Centre of Castiglione d'Orcia. Discover the authentic beauty of Tuscany with this marvellous stone house, expertly restored and located in a quiet street in the heart of the historic centre of Castiglione d'Orcia. Here, amidst the charming medieval streets, you will find the perfect combination of history, tradition and modern comfort. The property is located 115 km from Umbria International Airport.

Enchanting Location and Panorama: Immersed in the magical atmosphere of a medieval village, this house boasts a privileged position offering breathtaking views of the main monuments of Castiglione d'Orcia: the ruins of the Rocca Aldobrandesca and the imposing Rocca di Tentennano. Looking up, you can admire the rolling hills of the Orcia valley, dotted with woods, vineyards and olive groves, offering a timeless natural spectacle.

Property features: An area of about 300 sqm on three levels, enriched by a surrounding garden of about 2000 sqm, ideal for enjoying the tranquillity and beauty of the Tuscan landscape. The house has three large bedrooms, each with its own private bathroom, guaranteeing privacy and comfort for all inhabitants. The communal areas include a cosy lounge, perfect for family get-togethers and convivial evenings, a practical kitchenette and a lovely garden where one can spend pleasant moments in the open air.

Each room offers picturesque views of the majestic surrounding mountains, providing an atmosphere of serenity and peace. Just a 15-minute drive from San Quirico d'Orcia and a short distance from a bus stop with direct connections to Siena and Florence, this house represents the perfect balance between country life and accessibility to the region's main cultural centres.

This house represents not just a residence, but an authentic Tuscan experience to be lived and appreciated every day. With its mix of history, breathtaking landscapes and modern comforts, it will be the perfect retreat for those seeking the timeless charm of Tuscany. The property is also suitable for an accommodation business. Contact us today to book a visit and be seduced by the magic of this charming property in the heart of the Val d'Orcia.

INFORMATION

Ref.	Toscana 998
Type	Sale
Category	Villa
Price	1,480,000.00
Annual Expense	
Year	
Energetic Class	VA kWh/m ² a

NUMBER

Rooms	10
Bedrooms	5
Bathrooms	3
Balconies + Terraces	1
Floor	
Car Space	
Box	1

SQUARE METERS

Commercial	300
Garden	2200
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Renovated**

Rank **Elegant**

View **Mount View**



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Orientation North West South East Free Sides 4 Garden Private

Heating Independent

ACCESSORIES

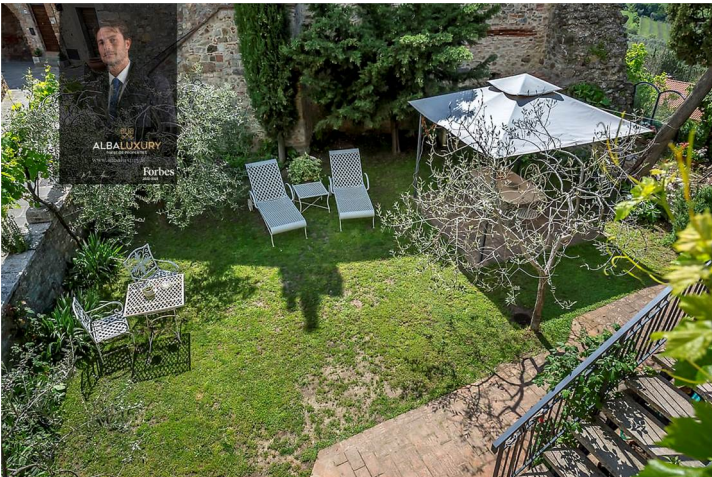
Laundry room

Data network

Storage room

Jacuzzi tub

IMAGES





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