

Rolling Hills

CHARMING ESTATES



Ref: TCR-112

Toscana - Siena - San Quirico d'Orcia

PRICE: 620.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 160.00 Mq

Bedrooms: 4

Bathrooms: 2

Swimming-pool: 0

Land: 0.7 ha

SOLD This charming stone farmhouse of 160 square meters is located just outside the walls of the famous village of San Quirico d'Orcia, nestled among the colorful hills of the Val d'Orcia.

The farmhouse has a lot of personality, and was built with original materials of the Tuscan tradition, a perfect refuge where you can spend unforgettable moments in contact with nature.

Inside the property there are 4 bedrooms and 2 bathrooms, while externally the house is surrounded by about 7000 square meters of garden enriched by 120 olive trees.

This delightful stone farmhouse has a surface of 160 sqm, and is spread over 2 floors.

On the ground floor there is a charming porch that frames the main entrance, where there is a pleasant area with tables where you can eat outside, a wood-burning oven where you can enjoy cooking bread and pizza and a useful storage room.

Inside there is a cozy dining room, a kitchen, a spacious living room with external access, a bedroom and a bathroom.

The first floor can be reached either by an internal or an external staircase.

On this floor is the sleeping area, consisting of 3 bedrooms and a spacious bathroom with bath and shower.

On the left side of the house, in the basement, there is a comfortable garage of about 60 sqm, which is connected through a trapdoor (momentarily closed) to the bedroom on the ground floor of the house.

The land surrounding the property has a surface of about 7000 square meters, within which there are 120 olive trees and a car-port with solar panels.

CONDITION AND FINISHES

The property has been restored using high quality materials typical of tradition, such as wooden beams and terracotta flooring on the ground floor, alternating them with more modern elements of great character such as parquet and a pellet stove on the upper floor.

SERVICES AND UTILITIES

The heating system of the farmhouse is powered by LPG, but the upper floor is assisted by the use of a pellet stove.

The water supply is guaranteed by the public aqueduct, plus a private well that feeds the garden irrigation.

USES AND POTENTIAL

This property is ideal as a permanent accommodation, as it is located a few meters from San Quirico d'Orcia, which offers all the necessary services; but it could also be ideal as a holiday home where you can spend wonderful moments with family and friends, away from the city and in close contact with nature.

LOCATION

The farmhouse, in addition to having a truly breathtaking view, among the beautiful hills of the Val d'Orcia, is also located in a very privileged location.

San Quirico d'Orcia is only 700 m (2 min) from the farmhouse, Montalcino 13 km (15 min), Bagno Vignoni 8 km (10 min), Montepulciano 20 km (25 min), Pienza 9 km (10 min).

The nearest airport is Perugia 98 km (1h 30 min) while the airports of Rome and Pisa are 160 km (2h 30 min) away.

