



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA IN SARTEANO



Ref: 020

Toscana - Siena - Sarteano

PRICE: 700.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 4

Bathrooms: 3

Swimming pool: No

Terrain: 0 ha

Located amidst the green hills of the Tuscan countryside, near the historic center of Sarteano, this charming farmhouse is for sale. Sarteano is a town of historical and natural importance, situated between Val d'Orcia and Valdichiana. The village dates back to the Etruscans and is famous for its numerous Etruscan tombs and the Etruscan Museum. The style of the farmhouse for sale is typical Tuscan rustic, built entirely of stone with a spacious portico and surrounded by greenery. Access to the property is through an elegant stone staircase. Positioned in a dominant and panoramic location, the rooms enjoy a splendid view of the surrounding countryside along with a terrace. Completing the property for sale are a utility room and a large annex (tavern, 2 garages, storage room, underground cellar). The property is reached by a stretch of white road in good condition. INTERIORS The farmhouse for sale extends over 264 sqm, spread over 2 levels. The portico leads to the ground floor with a living area, lounge, guest bathroom, kitchen, and dining area. Characterized by large arched windows, the rooms are very bright, and the typical fireplace adds warmth to the atmosphere, along with the brick arch located in the center of the hall. The first floor is accessible via an internal terracotta staircase and an external staircase with a loggia. It consists of a living room, 3 bedrooms, one of which is larger with an en-suite bathroom, and a small laundry room. All the rooms offer beautiful views. The property for sale includes an adjacent utility room next to the entrance portico and a large stone annex of approximately 129 sqm. The annex features a spacious tavern with a bathroom, 2 garages, and a storage room leading to the underground cellar. EXTERIOR In addition to the annexes, there is a beautiful garden of 3994 sqm, hosting 60 olive trees, which greatly enhances the property for sale. There is the possibility to build a swimming pool.