



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA IN ASCIANO 569



Ref: 569

Toscana - Siena - Asciano

PRICE: 690.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 731.00 Mq

Bedrooms: 4

Bathrooms: 3

Swimming pool: No

Terrain: 0 ha

Nestled amidst the rolling hills of the Sienese countryside, this charming property is now available for sale in Asciano. The estate comprises a brick farmhouse and three annexes, all surrounded by 3,600 square meters of gardens and parkland. The farmhouse boasts stunning panoramic views that stretch out across the entire estate. The main structure spans two above-ground levels, with a total floor area of 585 square meters. While the farmhouse is in good structural condition, partial renovations and reconfiguration of the interior spaces are required. Externally, the property includes a small one-story building used as a garage, a warehouse, and an old pigsty that together add another 146 square meters of floor space. The property is surrounded by 3,600 square meters of garden and parkland, with a diesel heating system and a private well providing water. Furthermore, there is a 32-hectare plot of land with olive groves, cultivable fields, pastures, forests, and pine forests, as well as an artificial lake of 4,000 square meters that can be purchased separately under private negotiation. Thanks to its strategic location and proximity to the most beautiful areas of Tuscany, the property offers great potential and can be used as either a vacation home or a private residence. From the farmhouse, it is possible to reach the captivating cities of Siena, Montepulciano, and Pienza in just half an hour by car (each is about 30 km away). The nearby Benedictine monastery of Monte Oliveto Maggiore is just 5 km away, while the thermal baths of Rapolano Terme are 16 km away. Asciano offers all the principal services, including shops and restaurants.