



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA IN PIENZA



Ref: 128

Toscana - Siena - Pienza

PRICE: 690.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 260.00 Mq
Bedrooms: 4
Bathrooms: 3
Swimming pool: No
Terrain: 0 ha

Beautiful recently renovated farmhouse for sale.

With a total area of approximately 190 sqm spread over two levels, this stunning property is located just 2 km from Pienza. Situated in the picturesque hills of Val d'Orcia, one of the most beautiful areas in Tuscany, this renowned valley is recognized as a UNESCO World Heritage Site, celebrating the authentic Tuscan beauty.

The property includes 1.5 hectares of land, adding a touch of nature and tranquility to the surroundings. The location of the farmhouse is strategic, offering close proximity to the historic center of Pienza with all its amenities, as well as easy access to other famous destinations such as Montepulciano, Bagno Vignoni, and San Quirico d'Orcia. It is also only 45 km from Siena. The Chiusi Scalo train station is just 25 km away.

INTERIOR

This charming farmhouse is spread over two floors, offering cozy and comfortable spaces. The ground floor comprises:

Entrance

Living room with fireplace

Dining room / Kitchen

Study / Bedroom

Spacious bathroom

Laundry room and boiler room

A beautiful travertine staircase leads to the first floor, where you will find:

3 double bedrooms

Bathroom

Storage room

One of the double bedrooms provides access to a lovely portico via an external staircase, offering breathtaking views of the surrounding countryside.

The farmhouse is in excellent condition, with terracotta floors, exposed wooden beams on the ceilings, and high-quality ceramic finishes in the bathrooms. In addition to the main farmhouse, there is a charming outbuilding of approximately 90 sqm, currently being finished as a rustic apartment.

EXTERIOR

Outside the property, in front of the farmhouse, there is a large portico, perfect for enjoying outdoor relaxation. There is also an outbuilding with a kitchenette and a charming old wood-burning oven, ideal for preparing delicious traditional dishes.

The surrounding garden covers an area of approximately 3500 sqm, offering green spaces and outdoor living areas. The property also includes 1.5 hectares of land, with 65 olive trees, 30 fruit trees, and a part of uncultivated land that could accommodate an additional 140 olive trees. Additionally, there is an 80 sqm agricultural building used as a storage space, and a 60 sqm basement. A well provides irrigation water.

DISTANCES

Umbria Real Estate - Via Umberto I, 46 - Marsciano
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Distance to amenities: 2 km

Distance to major airports: 85 km to Perugia, 120 km to Florence, 200 km to Rome