



Category: Farmhouse

Location: Pienza

Province: Siena

Rif: 105

Premises surface: 506

Price: 790.000,00

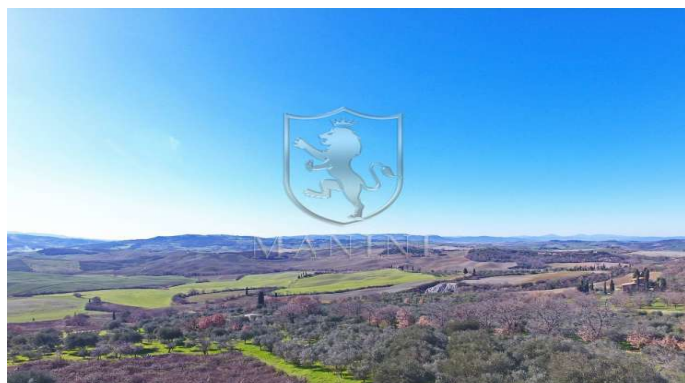
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N° bagni: 2

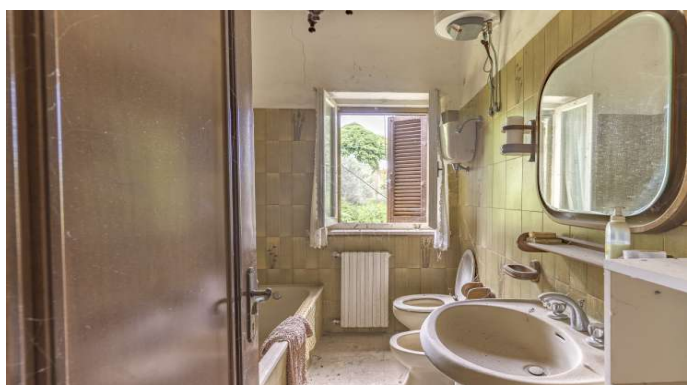
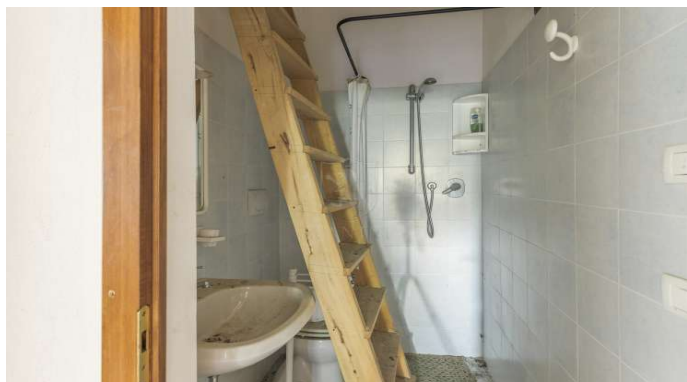
N° Camere: 5

Val d'Orcia. Pienza. Siena A terrace on Val d'Orcia In the wonderful park of Val d'Orcia, a 5-minute walk from the wonderful old town of Pienza, you will find this cottage of about 330 square meters more attached and land of relevance.

Sun-kissed at any time of the year, one of the most exciting scenes from the film "The Gladiator" with Russell Crowe was filmed here. The property is divided into several structures, the main arranged on two floors is about 330 square meters. On the ground floor, 160 square meters divided between cellars, stables and outbuildings, it is possible to both build a single apartment and the realization of a single salon, with kitchen and services. You access the first floor from the outside staircase with a small loggia, kitchen, living room, 4 bedrooms and 2 bathrooms. The outbuildings and external volumes are about 150 square meters, totally to be recovered to realize an exclusive annexe. The property is part of 1 ha of surrounding land but with the possibility of buying more. This Casale has great potential both as a prestigious home and as a hospitality activity, its strategic location for its proximity to international landmarks such as Pienza, Montalcino, Montepulciano, Bagno Vignoni and San Filippo Baths, along with the fantastic landscape that surrounds it, make the property unique and exclusive.

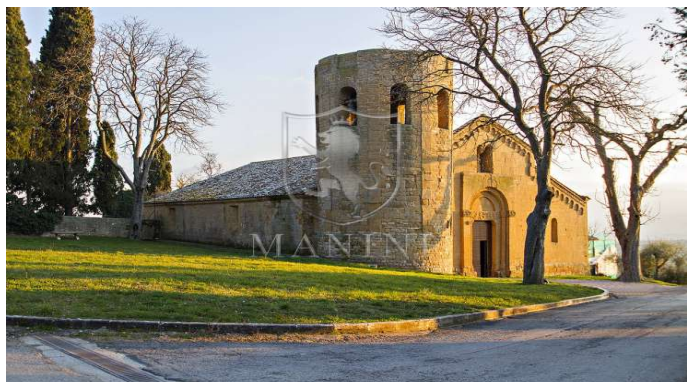








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PROGETTO ARCHITETTONICO

STATO ATTUALE scala 1:100

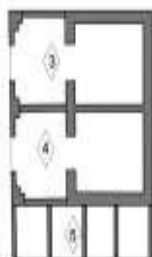
TETTOIA 1 - PIANO TERRA



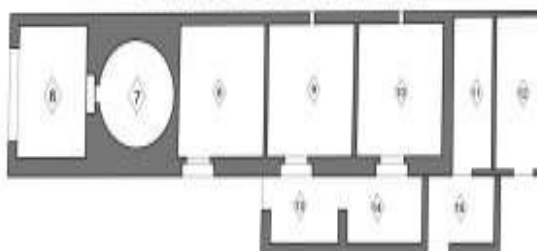
TETTOIA 2 - PIANO TERRA



ANNESSO 1 - PIANO TERRA



ANNESSO 2 - PIANO TERRA



ANNESSO 2 - PIANO PRIMO



N°	LIVELLO	DESTINAZIONE	MQ.
1	P.T.	TETTOIA	59,10
2	P.T.	TETTOIA	27,80
3	P.T.	MAGAZZINO	6,20
4	P.T.	MAGAZZINO	6,10
5	P.T.	RIPOSTIGLI	3,90
6	P.T.	RIPOSTIGLIO	5,40
7	P.T.	FORNO	
8	P.T.	MAGAZZINO	6,80
9	P.T.	MAGAZZINO	6,80
10	P.T.	MAGAZZINO	6,80
11	P.T.	MAGAZZINO	3,80
12	P.T.	MAGAZZINO	4,50
13	P.T.	MAGAZZINO	2,70
14	P.T.	MAGAZZINO	3,00
15	P.T.	MAGAZZINO	2,70
16	P.P.	DEPOSITO	0,20
17	P.P.	DEPOSITO	7,10
18	P.P.	DEPOSITO	11,80
19	P.P.	DEPOSITO	12,00

MANINI GROUP - ARCHITETTURA SOSTENIBILE & REAL ESTATE

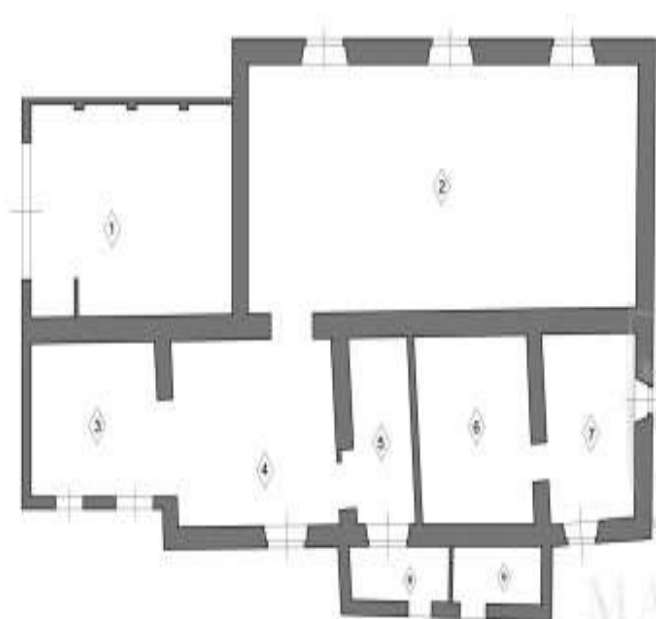


PROGETTO ARCHITETTONICO

STATO ATTUALE scala 1:100

PIANO TERRA

PIANO PRIMO



N°	LIVELLO	DESTINAZIONE	MQ.
1	P.T.	RIMESSA	25,40
2	P.T.	STALLA	59,60
3	P.T.	MAGAZZINO	12,20
4	P.T.	MAGAZZINO	18,50
5	P.T.	MAGAZZINO	6,90
6	P.T.	CANTINA	12,80
7	P.T.	CANTINA	10,15
8	P.T.	SOTTOSCALA	3,20
9	P.T.	SOTTOSCALA	3,00

N°	LIVELLO	DESTINAZIONE	MQ.
10	P.T.	CAMERA	12,75
11	P.T.	FRANZO	18,50
12	P.P.	CUCINA	14,60
13	P.P.	INGRESSO	5,30
14	P.P.	CAMERA	10,20
15	P.P.	DISIMPEGNO	10,30
16	P.P.	CAMERA	11,80
17	P.P.	CAMERA	14,50
18	P.P.	CAMERA	14,80
19	P.P.	BAGNO	1,70
20	P.P.	BAGNO	4,30

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PROGETTO ARCHITETTONICO

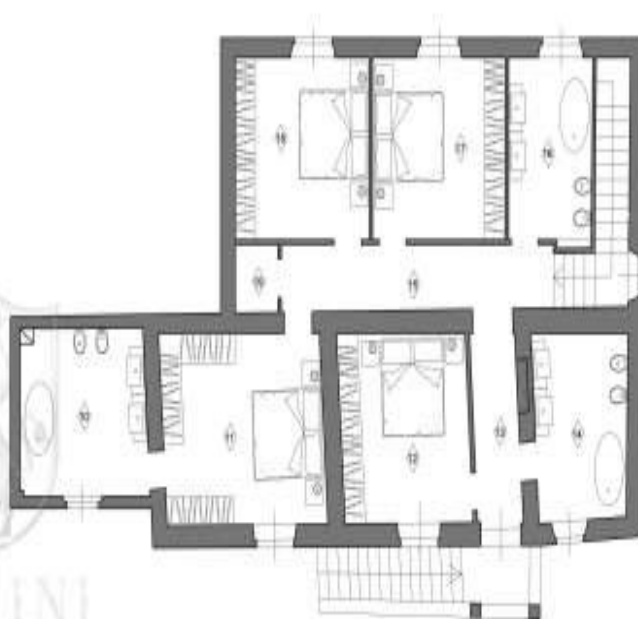
STATO DI PROGETTO scala 1:100

PIANO TERRA



N°	LIVELLO	DESTINAZIONE	MQ.
1	P.T.	CUCINA	25,40
2	P.T.	SOGGIORNO-PIANZO	59,80
3	P.T.	ANGOLO BAR	12,20
4	P.T.	INGRESSO	18,50
5	P.T.	BAGNO	6,90
6	P.T.	LAVANDERIA	12,80
7	P.T.	LOCALE TECNICO	10,15
8	P.T.	SOTTOSCALA	3,20
9	P.T.	SOTTOSCALA	3,00

PIANO PRIMO

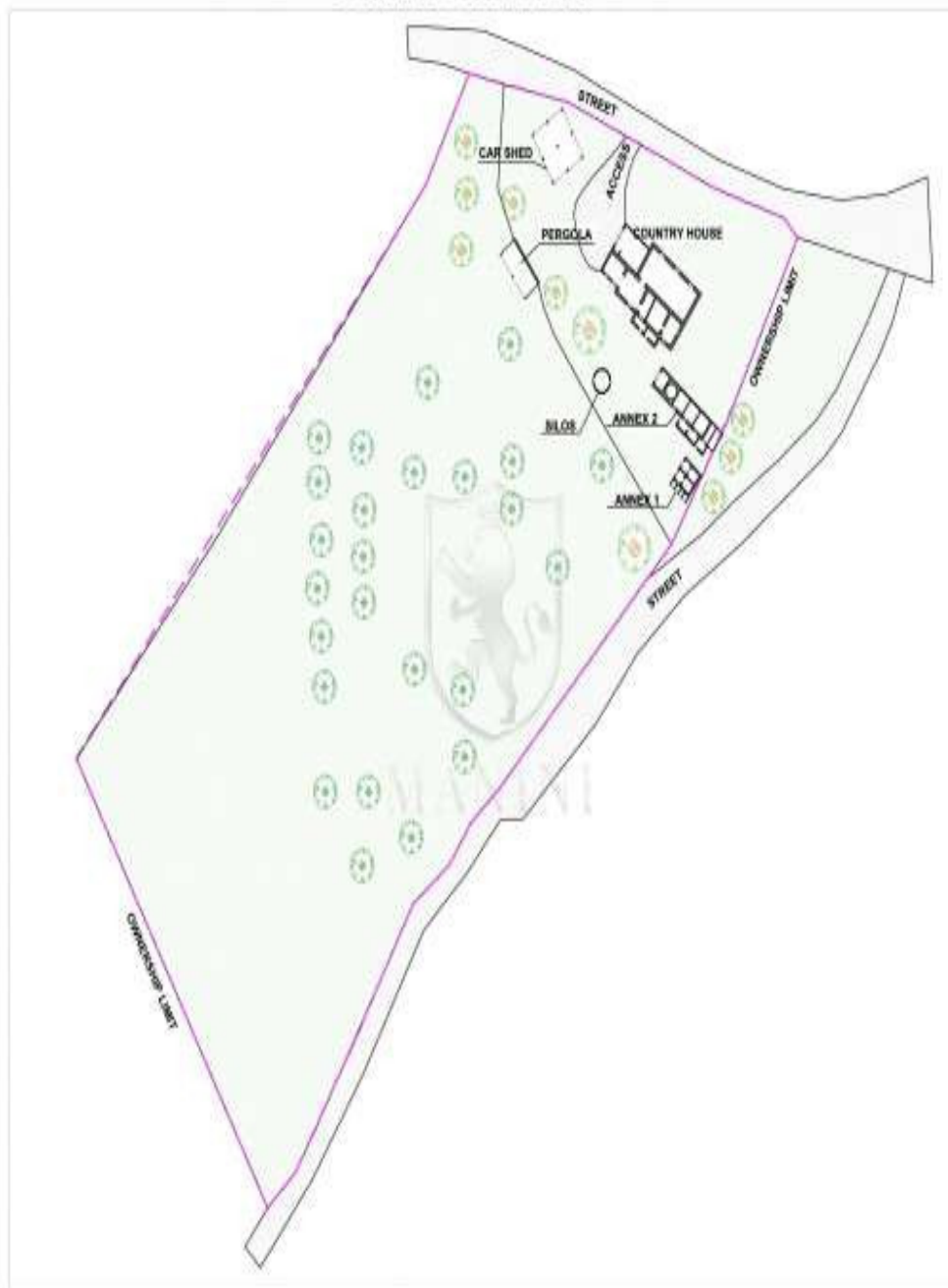


N°	LIVELLO	DESTINAZIONE	MQ.
10	P.T.	BAGNO	12,75
11	P.T.	CAMERA	18,50
12	P.P.	CAMERA	14,60
13	P.P.	INGRESSO	5,30
14	P.P.	BAGNO	10,30
15	P.P.	DIS-SCALA	17,10
16	P.P.	BAGNO	9,30
17	P.P.	CAMERA	14,50
18	P.P.	CAMERA	14,80
19	P.P.	RIPOSTIGLIO	1,70

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CURRENT STATE PLAN





PROJECT PLAN

