



Category: Farmhouse

Location: Pienza

Province: Siena

Rif: 391

Premises surface: 350

Price: 2.790.000,00

Reference: 391

N° bagni: 3

N° Camere: 2

Farmhouse for Sale in Pienza in the splendid uncontaminated landscape of the Val d'Orcia. For sale a few kilometers from Pienza, splendid property located in a panoramic position overlooking the Val d'Orcia and the historic center of Pienza. Dating back to 1800, this completely renovated property consists of the farmhouse, a private chapel with bell tower, the cellar, a garage and 8 hectares of land planted with olive groves, vineyards and where there is also a lake inside. The farmhouse has been completely renovated with Montichiello sandstone (exposed) and is spread over two levels, with a total surface area of 350 m2. The main apartment is almost entirely on the second floor and is accessed both from a splendid external stone staircase and from the large living room on the ground floor. Here there are: the living area consisting of a kitchen and a dining/living area, two bedrooms and a bathroom. The living room also leads to a magnificent covered terrace overlooking the town of Pienza. From every window you can admire the Tuscan landscape of the Val d'Orcia which extends 360 degrees over the marvelous Val d'Orcia, passing from Monticchiello in the South-East to Palazzo Massaini in the North-West. On the ground floor, in addition to the large living room, there is a study and another multipurpose entrance room. Then there are: a service bathroom, the technical systems room and the cellar. The farmhouse is in excellent condition and the renovation also included the renovation of the heating and electrical system, now equipped with energy saving systems. The property is equipped with an LPG system but the production of domestic hot water is integrated by the contribution of two solar thermal panels located to the south on the roof of the main building. It also has a 3 kW photovoltaic system for the production of electricity, located in an area of the garden that is not very visible from the house. The system is completed by: an underground cistern for collecting rainwater and the alarm system. The property is fully furnished and is well exposed to the south, thus benefiting from natural brightness throughout the day. The garden is completely fenced and tree-lined and is accessed inside by a large wrought iron gate. In addition to the main building, there are: the garage and the private chapel. The garage is very

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is also a further room used as a laundry / storage room. The private chapel, completely made of stone, has also been renovated and stands out for its graceful bell tower; an environment devoted to meditation and reflection that gives that feeling of peace and magic to the entire property. In addition to the private garden there are 8 hectares of land with 120 olive trees and a splendid fenced pond. The lake, the private chapel, the panoramic position make this property for sale truly magical, ideal for those seeking calm and tranquility. What can we say about the 360 degree panoramic view, a wonder for the eyes and the mind. All around: the hills of the Val d'Orcia, where in the distance you can see characteristic villages and castles such as Monticchiello, Montalcino and Palazzo Massaini. In a few minutes you can reach the town of Montepulciano but above all Pienza, which looks splendidly in front of us from the magnificent terrace, garden and olive grove adjacent to the property. The only access road ends at the property itself, which is why the entire property is very quiet and privacy is guaranteed. The stretch of road is completely unpaved but well-trodden and therefore easily passable with any type of car. The access road itself represents one of those postcard places, typical of Pienza and the Val d'Orcia. A unique opportunity for those who wish to purchase a prestigious farmhouse in one of the most beautiful and historically rich areas of Tuscany.



























