



Category: Farmhouse

Location: Trequanda

Province: Siena

Rif: 397

Premises surface: 458

Price: 1.400.000,00

Reference: 397

N° bagni: 5

N° Camere: 5

Historic farmhouse, in perfect Tuscan horseshoe style, with an internal courtyard - nestled between the Crete Senesi and the Val d'Orcia. The farm has a surface area of 280 m2, and includes: 1 large apartment 1 hectare of agricultural land with 100 olive trees 2 cellars / warehouses 1 garage 2 panoramic terraces with barbecue area The possibility of creating a splendid swimming pool The building has maintained all the charm of its original structure with a horseshoe shape typical of the country houses in this area of Tuscany. During the renovation, the owners preserved the symbolic elements of rural buildings, symbolic elements that are highly sought after today for their historical value and which are often lost during less careful renovations. The masonry is in exposed brick and stone, the floors are in terracotta and the floors are in wood. It is accessed from a splendid internal courtyard historically intended for farmyard animals. Today a recreational and relaxing place to enjoy the outdoors even in summer. On the ground floor there is the large living area of the main apartment, once stables for the shelter of horses, today large spaces dedicated to relaxation and conviviality. All rooms are extremely spacious and already renovated. There is a large living room, a reading room, a study, a bathroom and a large living room. Also on the ground floor there is the garage and two rooms now used as mini apartments for guests. The First Floor is accessed from the typical external brick staircase with a loggia on the upper floor. Here there is the living room with fireplace, a kitchen and a large bathroom. Crossing the corridor you pass to the sleeping area where there is a double bedroom with wardrobe and a twin bedroom. From the loggia there is access to another room, disconnected but adjacent to the main house, where there are two rooms, used today by the owners, as a mini apartment including a kitchen-dining room and a bedroom with bathroom. The property includes approximately 1 hectare of land with tall trees and approximately 100 olive trees, today it also allows the construction of a swimming pool. Its location is really interesting because it is perfect for those looking for privacy but at the same time it is close to the main road and the town of Trequanda. The garden offers shaded areas and sunny open spaces. There are two

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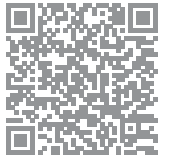


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with panoramic views and a barbecue area. The property has two cisterns for collecting rainwater for garden irrigation.

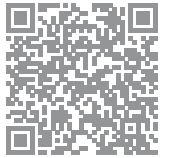
The commercial surface area is approximately 280 m<sup>2</sup> of living space + 2 cellars of approximately 50 m<sup>2</sup> each + 1 garage of approximately 60 m<sup>2</sup>. It is possible to redistribute the internal rooms to create a large apartment with the living area on the ground floor and the sleeping area on the first floor. You can also request the renovation service as our group offers turnkey solutions for our customers. The property also offers great potential for possible tourist management. Its large spaces and its dominant position make it very interesting. For this purpose it would be necessary to create more rooms with bathrooms but, as already mentioned, this splendid country house has many rooms, all very large, which are easily connected to each other and transformable. I remind you that the Manini Group is made up of both real estate agents and professional technicians and therefore we can follow you both in the renovation and if you want in the tourist management of the property. Many of our customers use these properties for 20 days - 30 days a year and the rest of the time the property is rented by us for tourist use. If you want, you can therefore have an economic income from this property comfortably from your main residence because we will take care of the management. The location of the property is strategic: it is located a few kilometers from some of the most beautiful historic centers in Tuscany, such as Pienza (15 km), Montalcino (20 km), Montepulciano (25 km), Cortona (30 km) and Siena (40 km). In this way you will be able to enjoy at the same time the tranquility of the Tuscan countryside and the artistic and cultural richness of these cities. The property is located in the municipality of Trequanda, in the province of Siena, a medieval village immersed in the scenic beauty of the Val d'Orcia. Trequanda is also famous for its production of truffles, which you can taste in local restaurants.



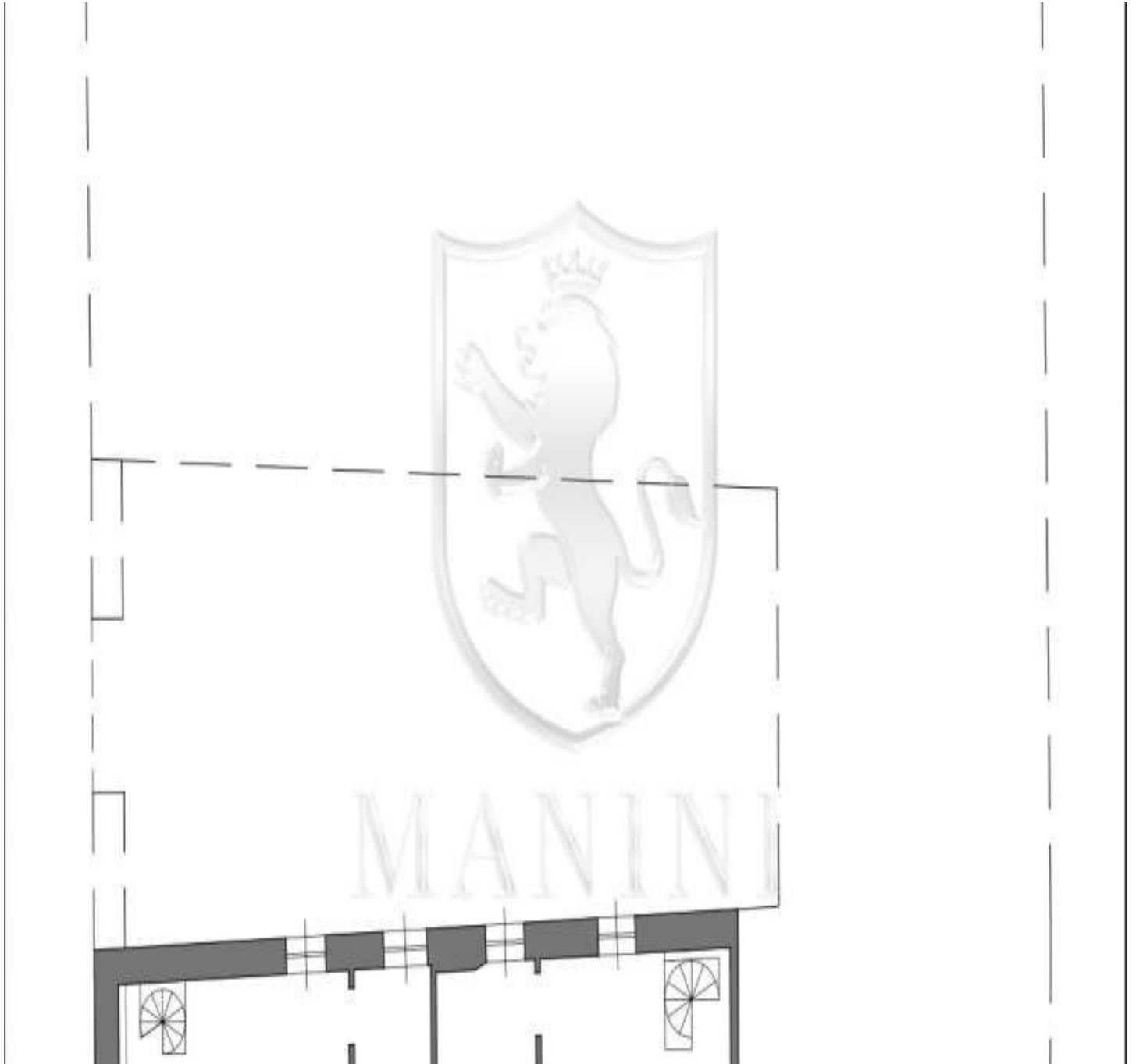




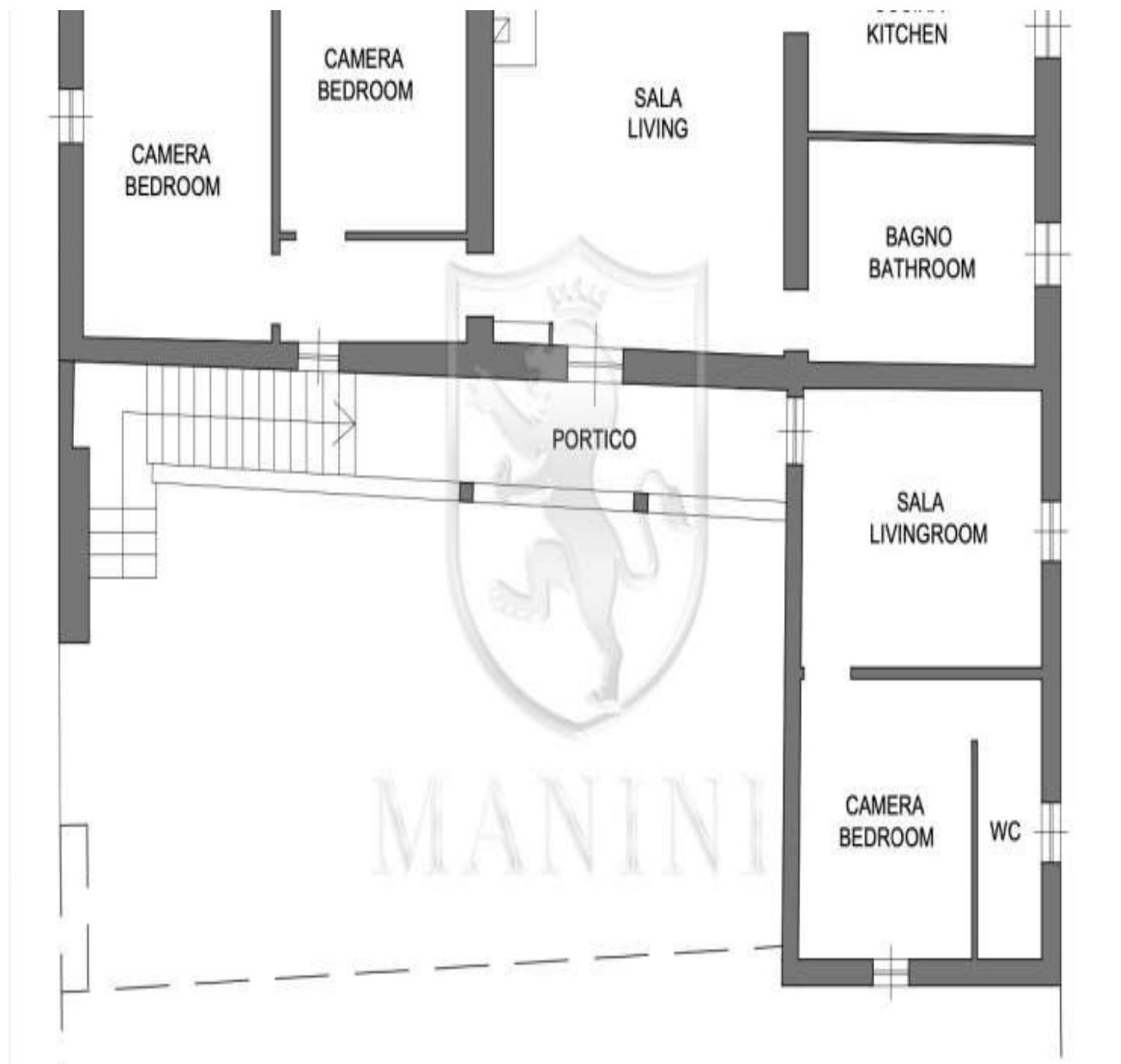




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