



Category: Farmhouse

Location: Sarteano

Province: Siena

Rif: 335

Premises surface: 350

Price: 630.000,00

Reference: 335

N° bagni: 3

N° Camere: 4

Immersed in the Tuscan countryside. In the green hills of Tuscany, a few kilometers from the Val D'orcia, a charming farmhouse of 250 sq m on two levels for sale. On the ground floor, a large and bright living area obtained from the former stables, characterized by two large arched windows that illuminate the living room, creating a unique environment with the garden, thus connecting the inside with the outside. A brick arch joins the two rooms and a beautiful old fireplace is the protagonist of the room. On the same floor, in addition to the service bathroom, we find a kitchen and dining room separated by an arch. On the first floor the sleeping area; Here we find a welcoming living room with access to the sleeping area which houses 3 bedrooms, one of which is larger with an en suite bathroom, and a small bedroom currently used as a laundry. The property is completed by a large stone outbuilding of approximately 129 m2. which can be used as a home. The land owned consists of a large fenced garden of about 4,000 meters, with about 60 olive trees, from which you can enjoy a fantastic panorama with a panoramic view of the Tuscan hills characterized by olive groves and vineyards, and with a view of Lake Trasimeno perfect area where you can build the pool. The location of the property is fantastic, the farmhouse is located in a hilly and open position at about 550 meters above sea level, close to both Sarteano and Chianciano. It is a perfect location to visit the Val D'orcia and its marvelous historic centers such as Pienza, Montalcino, San Quirico and at the same time close to Montepulciano, Chiusi, Lake Trasimeno and the Val di Chiana. A few kilometers from the A1 motorway which connects Italy from north to south, the closest airports are those of Perugia and Florence, while Rome is also well connected by train. Due to its beauty and position, the property can be used both as a main residence and as a second home to spend your holidays, the property could also be included in the tourist-accommodation circuit with excellent results.

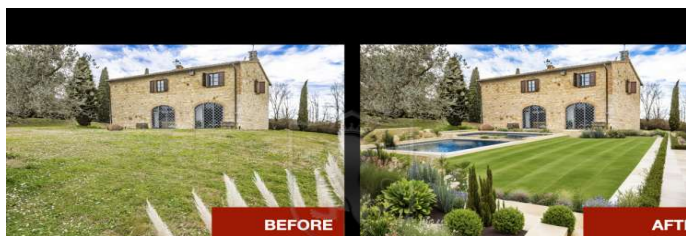








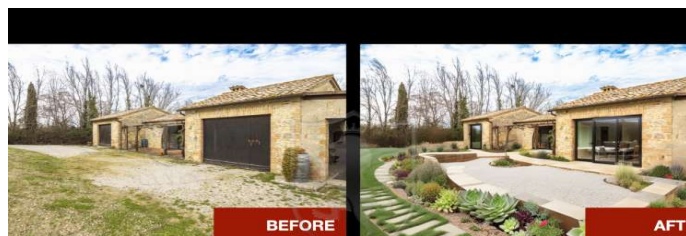




MANINI

ITA - Nel giardino adiacente alle grandi vetrate del salone, abbiamo creato un nuovo spazio esterno con una bella piscina...
...da qui la vista panoramica è incredibile ed è il luogo ideale per trascorrere momenti di relax.

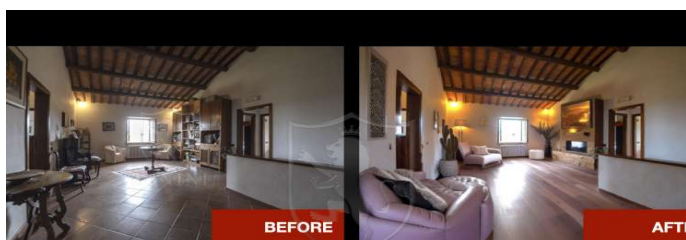
ENG - In the garden adjacent to the large living room windows, we have created a new outdoor space with a beautiful swimming pool...
...from here the panoramic view is incredible and is the ideal place to spend relaxing moments.



MANINI

ITA - La nostra idea è quella di sfruttare anche gli spazi secondari rendendoli scattanti e accoglienti.
Negli annessi abbiamo creato una zona abitabile inserendo delle ampie vetrate e arredato lo spazio esterno.

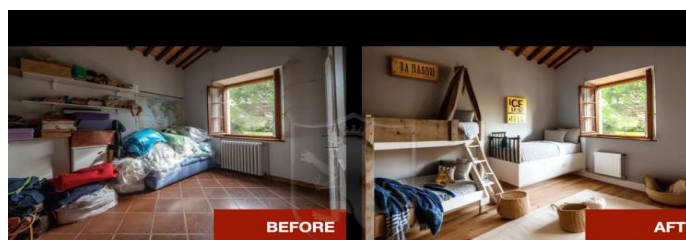
ENG - Our idea is to also take advantage of secondary spaces by making them attractive.
In the outbuildings, we created a living area by inserting large windows and furnished the outdoor space.



MANINI

ITA - Nella zona notte, al posto di un semplice salone di passaggio, abbiamo creato una zona living.

ENG - In the sleeping area, instead of a simple passage hall, we created a living area.



MANINI

ITA - Al posto di una semplice stanza di sgombero, abbiamo creato una stanza per i bambini.
Uno spazio accogliente e creativo.

ENG - Instead of a simple clearing room, we created a children's room.
A cozy and creative space.

