



Category: Apartment

Location: Torrita di Siena

Province: Siena

Rif: 458

Premises surface: 224

Price: 299.000,00

Reference: 458

N° bagni: 3

N° Camere: 2

Renovated apartment with private spa for sale in the historic center of Torrita di Siena | near Montepulciano, Pienza, and Val d'Orcia In the authentic heart of Tuscany, nestled in the hills of the Valdichiana Senese and just minutes from Montepulciano, Pienza, and the Val d'Orcia, we offer for sale a truly rare property: an elegant apartment completely renovated in 2025, located in the historic center of Torrita di Siena, one of the most authentic and charming villages in the area. This is not simply a house, but a residence that combines historic Tuscan architecture, contemporary comforts, and a refined private wellness area, making it ideal both as a second home in Tuscany and as a real estate investment for charming holiday rentals. The apartment has a total surface area of approximately 224 m² (204 m² of floor space) and is spread over several levels connected by an evocative original stone staircase, which flows through the rooms while maintaining the house's historic character intact. On the ground floor, there's a functional dining area with kitchen, also designed as a service space for the extraordinary wellness area located in the former cellar. Here, the atmosphere changes completely: beneath the original brick vaults, an elegant private spa comes to life, complete with sauna, sensory shower, relaxation area, and a whirlpool tub with chromotherapy. This intimate and evocative space is a perfect place to recharge after a day among the vineyards of Montepulciano, the hills of the Val d'Orcia, or the Renaissance beauty of Pienza. Ascending to the first floor, the main living area opens up. On one side, the kitchen, with direct access to the village, creates a seamless connection between the house and the atmosphere of the historic center. On the other side, the large living room with fireplace, characterized by exposed wooden beams and restored terracotta floors, blends rustic elegance with modern, refined furnishings. The sleeping area occupies the upper level and comprises two bedrooms. The first is a double bedroom with a private bathroom with shower. The second is a charming master suite, enhanced by a dedicated walk-in closet and a unique bathroom with a bathtub located in the building's turret, a rare architectural feature that lends the space a particularly charming touch. Thanks to its recent

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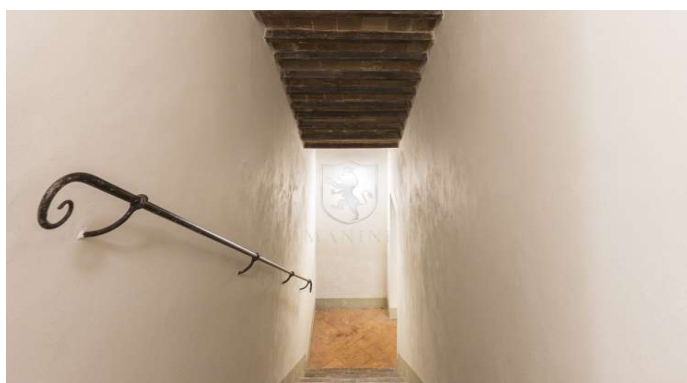
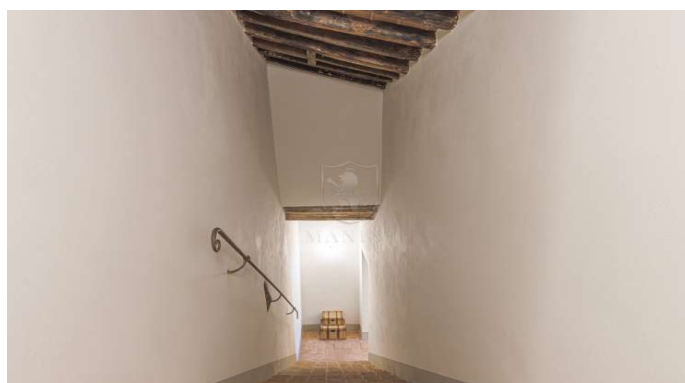
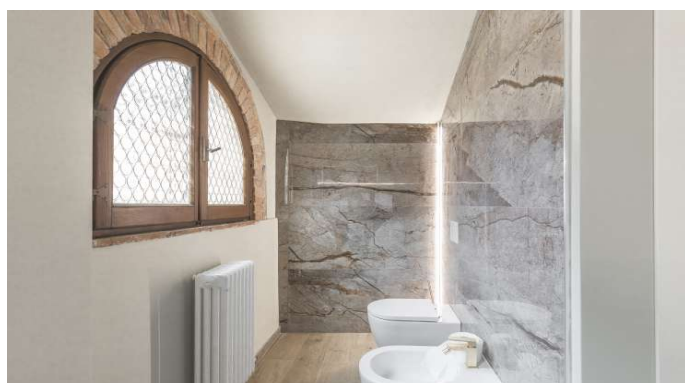


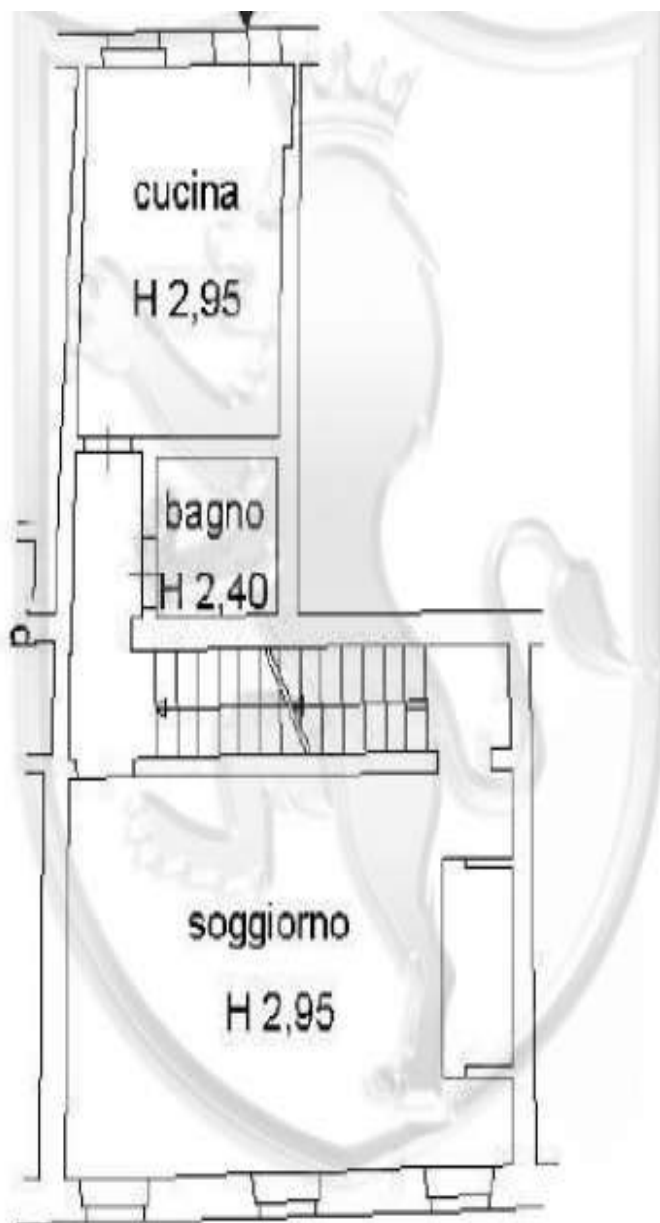
features of historic Tuscan homes-wooden beams, original terracotta tiles, and ancient walls-while integrating them with modern comforts, making it ready for occupancy or for inclusion in the high-end tourist rental market. • Commercial area: 224 m2 • Floor area: 204 m2 • Rooms: 9 • Rooms: 2 • Bathrooms: 3 • Heating: independent methane gas heating with radiators • Windows: wood with double glazing • Exposure: south-west • Status: completely renovated (2025) The property has all the urban planning and land registry compliances required for the deed of sale. The floor plans are public and can be consulted in the announcement. If you're looking for the perfect home in Tuscany, between Montepulciano, Pienza, and the Val d'Orcia, this property represents a rare combination of Tuscan authenticity, well-being, and long-term value. For more information or to arrange a private visit: MANINI © – Real Estate in Tuscany





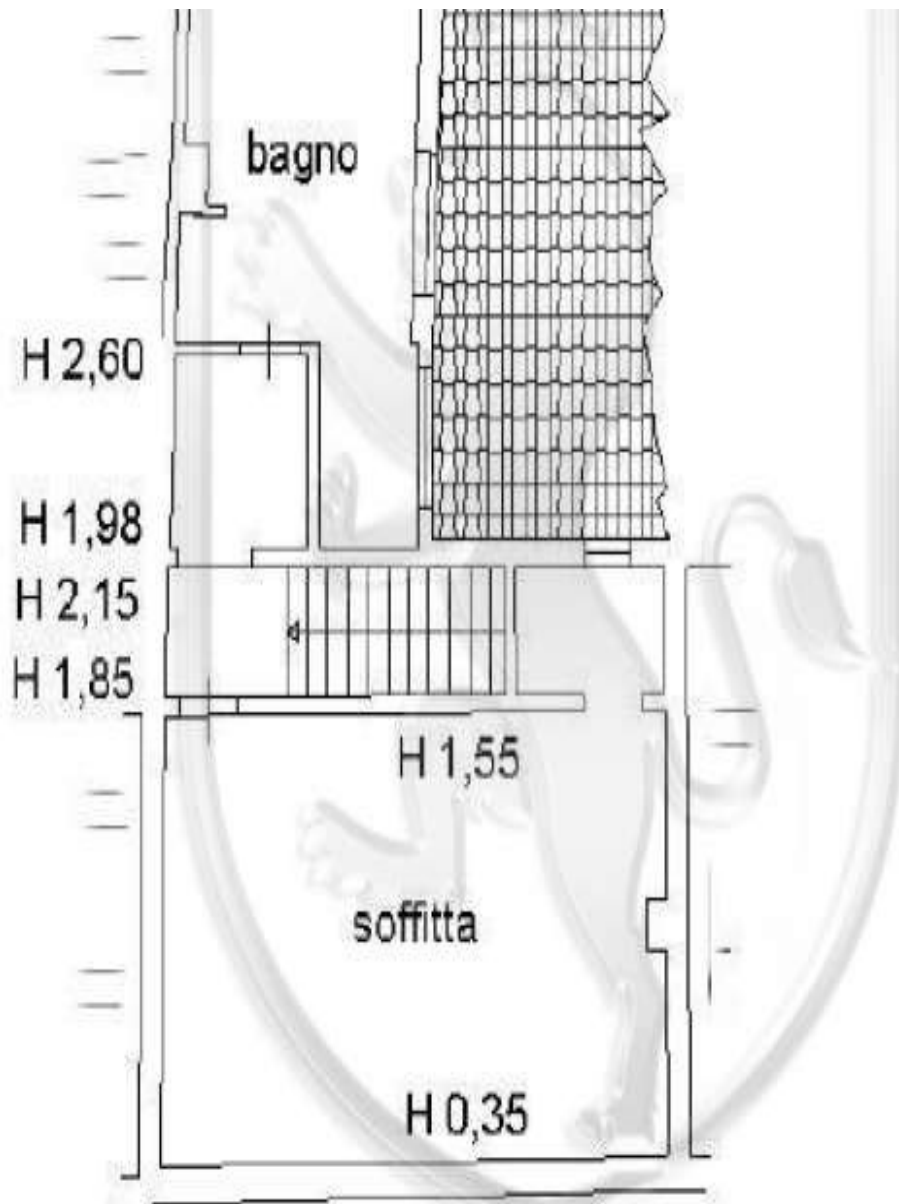








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