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la soluzione a portata di mano

Country houses for Sale in San Quirico d'Orcia (SI) **3.000.000 €**
Ref: CA620T

Size: 1000 sqm
Field: 27 ha
Rooms: 29
Bedrooms: 8
Bathrooms: 11
Energy class: E
IPE: 150

In a dominant position with a panoramic view over the Val d'Orcia and the characteristic village of Bagno Vignoni, a beautiful farmhouse currently used as an agritourism and agricultural activity covering an area of approximately 1,000 m2 with 27 hectares of land, including vineyards, olive groves with approximately 700 olive trees and arable land. The property, which dates back to the early 18th century, was completely renovated in 2019, with quality materials and attention to detail, leaving the beauty and typicality of the farmhouse unchanged: the charm remains unchanged, but the comfort is that of a property in step with the times.The farmhouse is made up of two distinct floors: the ground floor is made up of the production area, with a well-established restaurant complete with two dining rooms, a large professional kitchen, laundry, pantry, dressing room and three toilets; a cellar for storing wine with relative storage, tasting room, two bathrooms and a storage room for oil, all produced entirely and directly by the current owners. With independent access from the outside, there are two other large rooms, also completely renovated and currently used as warehouses. The first floor is used as the living area, consisting of four apartments with independent access and utilities, three of which are used for tourist rentals, and made up of a total of five double bedrooms, three sitting rooms with kitchenettes and four bathrooms. The fourth, the largest, consists of an entrance via an external staircase with porch, living room with fireplace, kitchen, utility room, hallway to the sleeping area with bathroom, two double bedrooms with relative private bathroom and a third single bedroom used as a study. On the same floor there is the possibility of a fifth apartment which, at the moment, is in its raw state, with a bathroom. On the property there is a well and the possibility of building a swimming pool inside the large outdoor area that surrounds the farmhouse where there is also an

annex formerly used as a pigsty. A property with great potential, suitable for multiple uses, located just three kilometers from the beautiful village of San Quirico D'Orcia and close to the most renowned tourist spots in Tuscany.Pienza is about 10 km away, Montalcino 14 km, Montepulciano 25 km, Siena 45 km, Florence 125 km, Rome Fiumicino airport 200 km.

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