

## Country houses for Sale in Pienza (SI)

2.300.000 €

Ref: CA458T



**Size:** 660 sqm

**Field:** 0,4 ha

**Rooms:** 18

**Bedrooms:** 7

**Bathrooms:** 7

**Swimming pool:**  
privata

**Energy class:** A+

**IPE:** 15

In the countryside of Val d'Orcia, just few kms from Pienza, wonderful property consisting of a 500 sqm detached villa located within a 4.000 sqm plot. A second 160 sqm outbuilding can be used as a spa with an indoor swimming-pool, a Jacuzzi sauna, changing rooms and a relaxation area. The dwelling was built from the restoration of an ancient country house and is arranged over two levels. It is currently structured into three housing units with an independent entrance. The apartment on the ground floor houses a living area with kitchenette, a small corridor, three bedrooms and two bathrooms, covering a total area of about 120 sqm, besides a small portico of about 12 sqm. Adjoining to the first apartment, is the second one, that is arranged over two levels, for a total surface of about 170 sqm. On the ground floor there is a living area with a kitchenette, a bathroom, and a portico, for a further surface of approximately 120sqm. An internal staircase leads to the first floor, consisting of a living room/studio and a small corridor that leads to two bedrooms. Both of them have a bathroom, while the main one has a walk-in closet in addition. An external staircase leads to a small 8 sqm portico, that gives access to the third apartment. It covers a surface of about 90 sqm and is arranged over the first floor. It houses a living area with a kitchenette, a bathroom, a small corridor and two bedrooms, both with private bathroom. The property has been restored in 2011 by using high-quality materials and taking care of the typology of the place. The property is sold totally furnished and ready to be lived. Its wonderful and strategic position, the creation of apartments in the country house and the spas, make this property particularly suitable to be rented, but it is ideal to be a private house, as well, considering the possibility to be turned into a single big and exclusive dwelling of great charme. The amenities are at less than ten minutes by car, and within twenty kilometers



there are the main places of interests, such as Montepulciano, Bagni Vignoni, Montalcino and others. The railway station and the motorway access distance 25 kms, while the airport of Florence is far 120 kms and the airport of Rome 200 kms.











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