

## Farms for Sale in Castiglione d'Orcia (SI)

750.000 €

Ref: TAZ51T



**Size:** 570 sqm

**Field:** 28 ha

**Rooms:** 7,5

**Bedrooms:** 4

**Bathrooms:** 2

**Energy class:** G

**IPE:** 175

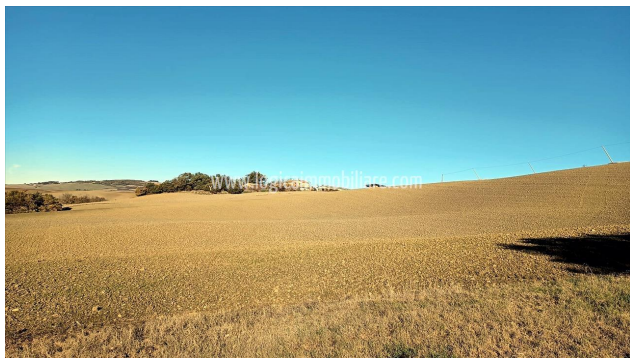
Within the beautiful scenery of the Val d'Orcia, in the town of Castiglione d'Orcia, farm consists of a house of 170 sqm on two levels and joined to about 400 square meters of agricultural outbuildings including sheds, outbuildings, warehouses and cellars. Complete the structure a barn of about 100 square meters and some small buildings all around previously used as an oven, chicken coop, silos. The entire structure needs renovation works, intervention that would allow to exploit the existing volumes for the realization of new compendium of buildings and create a new business center and more contemporary housing. The courtyard that surrounds the buildings is in turn inserted within a vast land of about 28 hectares almost exclusively arable land, with flat and irrigated land, good for growing cereals but also suitable for olive groves and vineyards since the area is recognized for the production of wine Orcia Doc. The land, fully irrigated, is connected with the appropriate pipes to an adjacent lake always within the property that, at full capacity, has a capacity of about 100,000 cubic meters of water. At the end of the property there is a small wood of about one hectare where there are also some artesian wells located on the border of the river Vellora. The property is reached by a white road that leads into the heart of the valley offering the place a great privacy and a 360 degree view from where you can see the Monte Amiata and the villages of Castiglione d'Orcia, Rocca d'Orcia, S. Quirico d'Orcia and Pienza. Property with great potential and located in one of the most famous and sought after areas of Tuscany.











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