



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Cosy farmhouse in best condition with  
panoramic view and olive grove |  
Property Tuscany.



IT-TCR190-KA

Panoramablick  
53023 Castiglione D'Orcia  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	53023
<b>Country</b>	Italy
<b>City</b>	Castiglione D'Orcia
<b>Additional geographical information</b>	Siena
<b>Living space</b>	approx. 112 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 16.000 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	640.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>

## Description

Beautiful farmhouse with a magnificent view over the Val d'Orcia and 1.6 ha of land.

The rooms of this country house are distributed as follows:

The ground floor offers a kitchen, a living room, a bedroom, a bathroom and a large storage room.

On the first floor there is a bedroom and a bathroom.

The lovely veranda has direct access to the kitchen.

A garage and a cellar/wood cellar complete the property.

The farmhouse is surrounded by a beautifully landscaped garden where a swimming pool can be built. The whole property with olive grove is 1.5 ha.

The property was completely rebuilt in 2001 on an old ruin and can be used as a main residence or as a holiday home also for rent.

More information and floor plans are available on request.

You can find more and similar offers on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Castiglione d'Orcia, Siena, Tuscany.

The property is located 2 km from Campiglia d'Orcia.

The thermal baths of Bagni San Filippo (7 km), Castiglione d'Orcia (13 km), Bagno Vignoni (14 km), San Quirico d'Orcia (18 km) and Pienza (23 km) are within easy reach.

The nearest airports are Perugia (90 km), Florence (160 km) and Rome (210 km).



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**Your contact person**

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