



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Castiglione d'Orcia ! Charming country house with pool and olive grove | Real estate Tuscany



IT-TCR369-KA

Panoramic view

53023 Castiglione D'Orcia

Italy



Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	53023
Country	Italy
City	Castiglione D'Orcia
Additional geographical information	Siena
Living space	approx. 150 m ²
Number of rooms	4
Plot size	approx. 3.760 m ²
Number of bedrooms	2
Number of bathrooms	2
Asking price	340.000,00 €
Brokerage	for the buyer 3,66 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

This characteristic 110 sqm cottage, entirely on one floor, is for sale in Castiglione d'Orcia, in a splendid panoramic position.

The main entrance leads to a cosy sitting room with kitchenette and fireplace.

To the right of the entrance is a double bedroom followed by a bathroom, while on the left is another double bedroom with en-suite bathroom.

There is also a second independent entrance with an additional sitting room and kitchenette, an ideal solution for dividing the property into two separate apartment or renting it out in its entirety.

Outside, there is an 8x5 metre swimming pool with a chlorine system, surrounded by approximately 3,000 square metres of land with around 100 olive trees, perfect for oil production.

The property is completed by a detached annex, half of which is used as a garage.

The cottage has a typical simple and authentic Tuscan rustic style and is in good overall condition, requiring only some modernisation work to fully realise its potential.

All utilities are present.

Water is supplied by the public aqueduct.

The heating system is powered by LPG, in addition to a fireplace.

Air conditioning was installed in 2024.

For more offers please consult our web site www.real-estate-italy.com.

Location

The nearest town with all amenities is Castiglione d'Orcia (5 km, 10 min), while from here you can reach many famous places in the Val d'Orcia, such as Bagno Vignoni (9 km, 15 min), San Quirico d'Orcia (14 km, 20 min) and Montalcino (27 km, 35 min).

The nearest airports are Perugia (120 km, 1 hour and 50 min), Florence (152 km, 2 hours and 10 min), Rome (210 km, 2 hours and 25 min) and Pisa (220 km, 2 hours and 35 min).



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Your contact person

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