



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Art Nouveau villa, located in the historic center, sophisticated design, ideal B&B



IT-TCR417-KA

Zentrumsnähe  
53049 Torrita Di Siena  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	53049
<b>Country</b>	Italy
<b>City</b>	Torrita Di Siena
<b>Additional geographical information</b>	Siena
<b>Living space</b>	approx. 267 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 615 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	540.000,00 €
<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

In the historic center of Torrita di Siena:

Elegant Art Nouveau villa from the early 20th century, a charming property that combines historic architecture, spacious rooms and a unique artistic flair.

The villa is spread over three floors and offers 267 m<sup>2</sup> of living space with spacious, functional interiors that can be flexibly adapted for various residential or commercial uses.

The ground floor comprises two bedrooms, a living room with a kitchen, a bathroom and a storage room – spaces designed for comfortable and practical everyday living.

The first floor features two further bedrooms, a kitchen, a living room, a bathroom and a storage room, offering a versatile and harmonious layout.

The top floor consists of storage rooms, a finished attic and a bathroom, making it ideal for additional living space or customization.

The villa is surrounded by a spacious, approximately 600 m<sup>2</sup> private garden – a rare and valuable feature in such a central location – with the option to add a swimming pool.

This Art Nouveau villa has been completely renovated, with each room designed as a unique work of art by the artist Anna Izzo.

An elegant private residence with the potential to become a charming bed and breakfast.

Further information and floor plans are available upon request.

## Location

Torrita di Siena, Siena, Tuscany.

All essential amenities are easily accessible. Nearby attractions include Montepulciano (10 km, 15 min), Pienza (20 km, 25 min), Cortona (30 km, 30 min) and Siena (55 km, 50 min).



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The nearest airports are Perugia Airport (70 km, approx. 1 hr), Florence Airport (110 km, approx. 1 hr 20 min), Pisa Airport (180 km, approx. 2 hr), and Rome Airport (200 km, approx. 2 hr 15 min).



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**Your contact person**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

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