



## Ref.: 10610 - Pod. Leporino, Sarteano, Tuscany

*Working farmhouse in need of some modernization*

€ 290,000

This is an ideal property for those on a restricted budget who want a house in beautiful countryside in one of the best areas for communications in Tuscany and are prepared to live simply or do some conversion over time. The house is perfectly habitable but could do with some alterations and modernisation. At present the upstairs provides a sitting room, kitchen, one single and two double bedrooms and a bathroom, with a further kitchen and dining area, garage and cantina on the ground floor. It is surrounded by two hectares of land with some lovely terraced walls, 150 olive trees and including various outbuildings.

Property type: House

Floors: 2

Kitchen: 2

Property size: 185 sqm

Shared environments: Cloakroom

Structural condition: Habitable

Bedrooms: 3

Bathroom

Land: 2 ha (acres 4.94)

Outbuildings

**Area:**

Sarteano is 6 kms. from the Autostrada A1, Chiusi exit, and almost halfway between Florence and Rome. The mainline railway station at Chiusi takes you to Rome or Florence in just over an hour so it is an ideal location for communications, particularly as the property is situated on a hillside between the autostrada and Sarteano.

The town itself has a lovely medieval centre and, though not a 'museum town' but a very genuine country town, it boasts a newly restored 17th. Century theatre, a museum with many noteworthy Etruscan pieces from the area as well as excellent restaurants and services. Situated on an high plain between Cetona - perhaps more chic than Sarteano and the favourite location for Italian second homes and bigger, better known Montepulciano. During the summer there are many festivities surrounding "The Giostra del Saracino", Sarteano's answer to the Palio in Siena, less dangerous and actually much more exciting.

**Land:**

There are two hectares (just under five acres) of surrounding land, bordered on one side by a stream that provides a constant supply of water for irrigation purposes. Across from the house the land is terraced with original dry stone walls and about 150 mature olive trees that produce top quality oil.

**Outbuildings:**

There are two outbuildings situated beyond the house that are used for storage of farm equipment etc.

**Building:**

The house is constructed in a mixture of materials and has been plastered and painted white. Simply changing the colour to a more earthy Tuscan ochre or peach would go a long way to transforming it into a country house.

Structurally the building is solid but it would benefit from some internal redesigning and modernising. As with most farmhouses the living accommodation was on the upper floor with animals and storage on the ground floor. The owners have added an internal circular staircase and started some conversion of the ground floor to provide extra space for entertaining.

**Ground Floor:**

Small kitchen area  
Dining area  
Cloakroom  
Garage with plumbing for a sink  
Large bread oven  
Cantina

**First Floor:**

External stairs at the end of the house leading to:  
Kitchen with open fireplace and woodburning stove, plumbed for washing machine  
Study with circular stairs leading down to ground floor.  
Two double bedrooms  
One single bedroom that would possibly convert to a second bathroom  
Small bathroom









Garage

Electricity: Mains

Water: Mains

Other Features: Telephone;

Cantina

Heating: Gas

Olives 150

Distances: A1 Autostrada km 6, Chiusi km 12,  
Florence km 116, Rome km 152

Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town