



## Ref.: 10712 - Vecchia Cartiera, Vivo d'Orcia, Tuscany

*Historic farmhouse and outbuildings for restoration*

€ 200,000

Immersed in the wooded hills below the Castle of Vivo d'Orcia, an historically fascinating property that was once part of the Grand Duke of Tuscany's paper mill. It consists of the stone house of about 250 sq.m. and a pretty granary with the very romantic ruins of the paper mill beside it for a total area of about 900 sq. m. All the buildings are in need of complete restoration though both electricity and water are available. There is enormous scope for making use of both buildings and the ruin to create a truly individual home. The property includes 1 hectare of land though more could be bought separately if desired.

Property type: Farmhouse

Floors: 2

Land: 1 ha (acres 2.47)

Structural condition: to restore

Property size: 250 sqm

Outbuildings: 185 sqm





**Cantina**

**Heating:** No

**Distances:** Florence km 145, Rome km 180,  
Seggiano km 8, Siena km 60

**Electricity:** Line to property

**Water:** Mains

**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