



Ref.: 10928 - La Quercia Vecchia, Proceno, Lazio

Ideal 3 bedroom home with guest cottage on the Tuscan Umbrian borders

€ 749,000

An ideal second home within easy reach of Rome. This fully restored farmhouse and newly built guest cottage are situated in rolling countryside, providing perfect peace and tranquility. The main house provides 3 bedrooms and bathrooms but can also be divided to contain a completely independent 1 bedroom guest apartment with its own entrance, kitchen and access to the pool. Both the main house and cottage are surrounded with paved terraces with a covered portico providing plenty of space for dining and relaxing. The restoration has been carried out sympathetically whilst including modern comforts such as underfloor heating, solar panels and a photovoltaic system which has greatly reduced the running costs of the house.

Property type: Farmhouse
Date of restoration: 2002
Bedrooms: 3+1
Bathrooms: 3
Land: 1.12 ha (acres 2.77)
Outbuildings

Structural condition: Restored
Floors: 2
Kitchen: 2
Property size: 204 sqm
Shared environments: Reception room, TV room

Area:

La Quercia Vecchia is surrounded by open countryside with stunning views up to the town of Proceno, to Radicofani and Monte Amiata. On the borders separating Tuscany, Umbria and Lazio the property is ideally placed for visiting the medieval towns surrounding the Val d'Orcia to the north, skiing on Monte Amiata and a direct route to Rome avoiding the A1.

Land:

The property is approached by a cypress tree lined driveway leading past the guest annex to the main house. There is approximately 1.12 hectares of manicured garden with mature oak trees and fruit trees including cherries, plums and apples. A barbecue area with outside table and stone barbecue/fireplace is in the perfect position with spectacular views to the town of Proceno whilst the gated pool area is ideal for relaxing and sun bathing around the 10 x 5 m pool with roman steps. The property has an automatic illumination system throughout the garden and the swimming pool can also be illuminated at night.

Outbuildings:

Completely independent **guest cottage** with covered terrace and pergola;

Reception room with kitchen and fireplace, doors to garden and views to Proceno

Bedroom with views to garden and bathroom with shower. Heating controlled separately from main house

Tool shed - for housing the lawn mower and pool furniture during the winter, this building also has electricity and therefore can be used as a workshop or studio

Boiler room under the outside stairs including control room for the photovoltaic system and solar panel controls, there is also a connection for an extra washing machine and dryer.

Accommodation:

Entrance to **kitchen** with french doors to

garden and covered portico for outside dining, views to Proceno

Utility room and large **storage room** for linen

Double arches to **reception room**, large fireplace and double height ceiling, exposed beams and terra cotta tiled floors

Bathroom 1 with large bath and shower

Bedroom 1 with doors to garden, views to Proceno, underfloor heating throughout
Stairs to;

First Floor:

There are inside shutters throughout

Gallery landing and **TV lounge**, doors to back garden

Bedroom 2 with views to garden and Proceno

Bathroom 2 with shower

Through to guest suite that can be divided from main house;

Bathroom 3 with shower and view to pool

Kitchen 2 with exit to private terrace and stairs down to pool, views to Radicofani and Monte Amiata

Bedroom 3 with sitting area and fireplace









Electricity: Mains

Heating: Gas

Other Features: Outdoor lighting; Photovoltaic cells; Internet; Automatic Irrigation; solar panels; Swimming Pool; Underfloor heating system; Satellite TV; Flyscreens;

Energy class: C (epgl 83,555 kWh/m*anno)

Water: Mains

Distances: A1 Autostrada km 34, Florence km 160, Orvieto km 35, Proceno km 2,8, Rome km 142

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