



Ref.: 11089 - Podernuovo, Sarteano, Tuscany

Your dream project situated in the best location of the Val d'Orcia

€ 1,700,000

Enchanting, breathtaking views greet you as you drive towards the property; rolling green hills, the majestic Monte Amiata overlooking the valley, soldier-straight lines of olive groves, winding roads flanked with cypress trees. It's impossible to not fall in love instantly with the location, Imagine the gates that you will pass through into the driveway, the large farmhouse that rises out of the hilltop surrounded by it's own farmland, woodland and olive trees, what will you do to transform it into your dream home? In need of a full restoration, this is your rare chance to create an unbeatable 6+ bedroom property with guest annex within Tuscany's finest valley.

Property type: Farmhouse

Floors: 2

Bathrooms: 6

Land: 55 ha (acres 135.91)

Structural condition: to restore

Bedrooms: 6+1

Property size: 517 sqm

Outbuildings: 135 sqm

Area:

Situated in the unmistakable, ever changing countryside of the UNESCO World Heritage site of the Val D'Orcia. With historic towns such as Pienza, San Quirico and Montalcino just minutes away and views that will never fail to lift your mood. Just 74 km to Siena, 130 km to Florence and you can be at the International airport in Rome in just over 2 hours.

**Land:**

The sale includes approximately 55 hectares of land, comprised of; arable land, woodland, around 2 hectares of olive groves and unique calanchi. The farmhouse sits almost in the centre of the property, providing peace, privacy and unspoilt views. The added bonus here is that the property lies in the comune of Sarteano meaning that permissions for a swimming pool should be granted.

**Outbuildings:**

There is a large annex of around 135 sq.m. that could easily be transformed into further guest accommodation and storage. Once the pig sties and stables of the farmhouse they are filled with unique features that could be used to create fascinating interior design elements.

**Accommodation:****Ground floor:**

Large rooms with arches and beam features, once stables for the animals and to store hay they would make ideal reception rooms and a bedroom suite on this floor.

First Floor:

Internal stairs lead to the first floor

The original wood burning bread and pizza oven meets you at the top of the stairs and leads through to what used to be the old kitchen with large open fireplace.

Currently 7 bedrooms and 1 bathroom but ample space for 5/6 spacious ensuite bedrooms









Electricity: Mains
Water: Spring
Woodland
Olives 2

Heating: No
Arable 40 ha
Olive grove
Distances: Florence km 130, Pienza km 25,
Rome km 160, Sarteano km 8, Siena km 74

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