



## Ref.: 11115 - Podere San Piero, Pienza, Tuscany

*Podere San Piero, Pienza*

€ 690,000

A rare opportunity to purchase a property in one of the most beautiful places in Tuscany, the Val d'Orcia. Ever changing landscape and picture perfect hill top towns, rolling fields and moon-like clay dunes. This property that was once a school and teachers house would be the ideal place for a holiday home, rental business or better still a commercial business with stables or bike hire. With a pretty main house where you could create 3-4 bedrooms, cottage with a further 2 bedrooms and various outbuildings there is plenty of opportunity to create something wonderful...

Property type: Farmhouse

Floors: 2

Kitchen: 1

Property size: 164 sqm

Outbuildings

Structural condition: to restore

Bedrooms: 3

Bathrooms: 2

Land: 2 ha (acres 4.94)

**Area:**

The Val d'Orcia needs no introduction, for those who fall in love with the landscape there is no better place in Tuscany. This property is a stones throw from Pienza, San Quirico, Bagno Vignoni, to mention just a few, Siena and Montalcino are less than an hours drive and access is quick and simple via Sarteano to the A1 autostrada at Chiusi Chianciano leading to airports in Florence, Rome and Perugia.

**Land:**

The sale includes approximately 2 hectares of land, the garden around the house and buildings and some arable land.

**Outbuildings:**

Casa della Maestre (60 sq.m.): Once the teachers house, this cottage needs full restoration but could become a 2 bedroom guest house

Capannone (120 sq.m.): Large barn

Capanna and cantina (60 sq.m.): next to the main house

**Accommodation:**

Currently, the main house has an entrance, large reception room, two kitchens and a cloakroom on the ground floor and 4 bedrooms and a bathroom on the first floor. The layout could easily be reconfigured to make better use of the spaces and create larger, ensuite bedrooms.









Barn: 180 sqm

Electricity: Mains

Heating: Gas

Arable

Distances: Florence km 128, Pienza km 17,  
Rome km 170, San Casciano dei Bagni km 24,  
Sarteano km 14, Siena km 62

Cantina

Energy class: Request in progress

Water: Mains

Garden

#### 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