



Ref.: 11117 - Valeresi Nero, Pienza, Tuscany

Spectacular farmhouse and ex-Friary to restore with breathtaking views of the Val d'Orcia

€ 899,000

There are very few properties left to restore in the Val d'Orcia and even less that have such a spectacular location. This characteristic farmhouse and Friary dating from around 1400 are in an elevated position offering sweeping views across the valley to Monte Amiata, Radicofani and Castiglione d'Orcia. The property is placed on a 1 hectare plot of land but more land may be available if necessary. A fabulous opportunity to purchase one of the last truly beautiful ruins in the Val d'Orcia.

Property type: Farmhouse

Floors: 2

Land: 1 ha (acres 2.47)

Outbuildings

Structural condition: to restore

Bedrooms:

Rooms: 10,5

Area:

Pienza needs no introduction to those who know and love the Val d'Orcia, one of the most enchanting and breathtaking locations in Tuscany, its ever-changing landscape and colours will never fail to enthrall. With hilltop towns such as San Quirico d'Orcia, Bagno Vignoni, Sarteano and Montalcino within easy reach for local produce, great restaurants and shops. International airports can be found in both Florence and Rome.

**Land:**

The sale includes approximately 1 hectare of land surrounding the buildings. There is a natural courtyard dividing the main building from the Friary which could create a beautiful external dining area. A stone walled terrace to the rear of the Friary provides the stage for the unbeatable panorama of the valley below. With mature cypresses and impressive entrance from the 'white' gravel road this could certainly become a dream property.

**Outbuildings:**

Friary: on two levels, accommodation on the upper floor and suggestive, vaulted rooms with beams, arches and central stone column on the lower floor, full of potential.

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**Accommodation:**

The lower rooms are still accessible and are large, open spaces, once used to house animals. These open spaces could become a wonderful reception and kitchen area.

The upper floors are unstable and therefore impossible to show, there is ample space tower to provide up to 4 bedrooms.









Electricity: Line to property

Water: Well

Distances: Florence km 120, Pienza km 13,
Rome km 178, Siena km 52

Heating: No

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