



Ref.: 10999 - Podere Erosa, Celle sul Rigo, Tuscany

Farmhouse with outbuildings to restore set in a stunning location within the Val d'Orcia

€ 290,000

A fabulous location for a second home. Marvellous views of the Val d'Orcia, walking distance to a small town offering everyday amenities and endless possibilities to create your dream property using the ample volume and outbuildings. The large, stone and brick house, currently partly plastered, of approximately 400 sq.m could provide 4 bedrooms, 4 bathrooms and spacious living rooms, whilst the 3 annexes (total of approximately 157 sq.m) could also be transformed into a guest cottage and garage or storage rooms. With around 1 hectare of land including a few olive trees there would be plenty of space for a swimming pool and landscaped gardens.

Property type: Farmhouse

Floors: 2

Property size: 400 sqm

Outbuildings: 157 sqm

Structural condition: to restore

Bedrooms:

Land: 1 ha (acres 2.47)

Area:

Celle sul Rigo is a fraction of San Casciano dei Bagni, a beautiful medieval town now famous for its idyllic views and wonderful thermal spa. Whilst most everyday amenities can be found in Celle sul Rigo, San Casciano dei Bagni offers a fabulous restaurant, bar and bakery renowned for its delicious breakfast pastries. Radicofani to the north west is very accessible, about 10 mins. by car. Just 22 km from the A1 autostrada that links to Florence, Rome and their international airports whilst also being a stone's throw from the well known towns of the Val d'Orcia such as Pienza, Bagno Vignoni and Montalcino.

Land:

There is around 1 hectare of land included in the sale, including about 10 olive trees. Mature trees and woodland ensure that the property is very private yet the views are spectacular, stretching across to Monte Amiata, Radicofani and up to Celle sul Rigo and the characteristic craters that make the Val d'Orcia unique.







Electricity: Line to property

Water: None

Heating: No

Distances: A1 Autostrada km 22, Celle sul Rigo km 1, Florence km 140, Rome km 160, San Casciano dei Bagni km 7, Siena km 85

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