



Ref.: 11045 - Casabocca, Sarteano, Tuscany

Farmhouse with 2 annexes to restore close to Sarteano

€ 400,000

Just 2 kms from Sarteano, this attractive old stone farmhouse of around 380 sq m is ready to be restored into a charming second home. With fabulous views down to the Val di Chiana and over the lakes of Montepulciano, Chiusi and Trasimeno the sale includes 11 ha of land including 100 olive trees, arable land and woodland. There are a further 2 outbuildings that could be recuperated as volume to create further accommodation or a studio. A peaceful and private location whilst being within easy reach of the town and access to the A1 at Chiusi Chianciano.

Property type: Farmhouse

Floors: 2

Property size: 380 sqm

Outbuildings: 45 sqm

Structural condition: to restore

Bedrooms:

Land: 11 ha (acres 27.18)

Area:

A patchwork of olives groves, vines, lakes and cypress trees, the countryside is typically Tuscan, with its hill top towns and backdrop of mountains towards Cortona. Sarteano is the nearest town, just 2.4 kms away which provides shops, bars and restaurants not to mention is variety of festivals and events not just during the summer months. Access to the Val d'Orcia is just a short drive away and leads to towns such as Pienza, Montalcino and Montepulciano. International airports are within easy reach at Florence, Perugia and Rome.

Land:

The sale includes 11 hectares of land which is arable, woodland and olive groves (around 100 trees) There are mature maple trees and various fruit trees around the main house and with a little imagination it would be easy to create a fabulous garden with ample space for a swimming pool overlooking the valley.

Outbuildings:

Garage (approx.12 sq m) close to the main building

Annex (approx.45 sq m) that was once stables

Accommodation:

Ground floor: Large space with arch details that was once used for the animals, the rest of the rooms are all accessed externally but could be joined to create living accommodation as required.

First floor: Currently divided into to separate apartments by a closed up door but could be easily joined to create 3 - 4 bedrooms suites.







Garage: 12 sqm

Heating: No

Arable

Olive grove

Distances: A1 Autostrada km 12, Florence km 120, Pienza km 28, Rome km 160, Sarteano km 2.4, Siena km 85

Electricity: Line to property

Water: Mains

Woodland 2 ha

Olives 100

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