



Ref.: 11055 - La Buca, San Quirico, Tuscany

Location, location, location. Organic farm with vineyards, agriturismo and that most famous panorama

€ 1,900,000

Originally an annex of the Cappuccini convent in San Quirico this farm has the view photographers queue to capture throughout the year. South facing with spectacular views of the famous 'Belvedere' farmhouse, eastwards to Pienza and Westwards to San Quirico this has to be the location for a dream home or commercial project. The residential buildings include the owners apartment, large reception room or restaurant, 3 agriturismo suites and an independent apartment, there are an additional 3 agricultural buildings for wine production or further accommodation if required. The 38 hectares of land include 4800 vines, 700 olive trees and arable land.

Property type: Wine estate

Floors: 3

Kitchen: 3

Property size: 720 sqm

Shared environments: 2 Reception rooms,
enclosed loggia, pantry, cantina

Structural condition: Restored

Bedrooms: 7

Bathrooms: 6

Land: 38 ha (acres 93.9)

Outbuildings: 30 sqm

Area:

The Val d'Orcia needs no introduction, one of Tuscany's most sought after destinations and surely its most beautiful. The property is within walking distance to San Quirico (1,5 km) for local amenities and even has a country walking route to Pienza that takes around an hour (8 km). A carpet of vines, olives and fields dotted with cypress trees stretching to Monte Amiata, Monte Cetona and Radicofani there is no better place to be.

Land:

The property includes approximately 38 hectares of land, registered as organic for over 15 years the oil, wine and grains are all naturally produced. There are 4800 Sangiovese vines, 700 olive trees and fields of arable land as well as the garden surrounding the farm.

Outbuildings:

Agriturismo (340 Sq.m.): 3 Suites and 1 apartment

Cantina (144 Sq.m.): Barrel room, bottling room and storage

2 Agricultural buildings (338 Sq.m.)
Possibility for indoor pool and spa project

Hen House (30 Sq.m.)

Accommodation:**Ground Floor:**

Agriturismo reception room or restaurant with large fireplace

Kitchen with exit to covered loggia and magnificent views

3 Agriturismo suites and apartment

First Floor:

Enclosed loggia with arches framing views

Reception room with fireplace

Kitchen with exit to loggia

Pantry/storage room

Bedroom 1 with parquet floors and ensuite bathroom 1 with shower

Bedroom 2 with views to Pienza

Bathroom 2 with bath

Bedroom 3

Attic floor:

Partially habitable, currently used for storage









Barn: 338 sqm

Electricity: Mains

Heating: Oil

Arable 27 ha

Garden

Olives 700

Vineyards 5000 sqm

Distances: Florence km 120, Pienza km 8, Rome km 180, San Quirico d'Orcia km 1,5, Siena km 45

Cantina: 144 sqm

Energy class: G (epgl 333,6 kWh/m*anno)

Water: Mains

Woodland

Olive grove 2,5 ha

Pasture

Other Features: Telephone; Flyscreens;

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