



Ref.: 11118 - Podere San Giovanni, Abbadia San Salvatore, Tuscany
7 Bedroom property with spectacular views close to Bagni San Filippo and Abbadia San Salvatore

€ 490,000

Ideal for a rental business due to its size (the property has 7 bedrooms and 8 bathrooms) and its ideal location for Monte Amiata, Bagni San Filippo and Bagno Vignoni, San Quirico d'Orcia and Abbada San Salvatore. Restored with care to insulate both walls and roof with a thermal 'coat' to ensure energy efficiency in Summer and Winter. The rental business is strong throughout the year with large groups and extended families coming for the Chestnut festivals, ski season, relatively cool summers and thermal spas. Not to forget its easy distance from the sea and the stunning Val d'Orcia. A very different Tuscan holiday home that has clients coming back year after year.

Property type: Farmhouse

Floors: 3

Kitchen: 1

Property size: 302 sqm

Shared environments: REception room, TV room,
storage, loggia

Structural condition: Restored

Bedrooms: 7

Bathrooms: 7

Land: 3.03 ha (acres 7.49)

Outbuildings

Area:

In an elevated position of around 600 m above sea level, cool in the summer months and with breathtaking views to Radicofani and Abbadia San Salvatore. The property is easily reached along the Cassia and therefore accessible to International airports in Rome. Ideally placed for sea, mountains, thermal spas, exploring the Val d'Orcia and festivals throughout the year in the local towns there really is something for everyone.

Land:

The property has around 4 hectares of land, including some 140 olive trees. The area around the house has a dining pergola and outside bbq plus a second pergola that looks out to splendid views. There is a large lake for irrigation. The whole of this area is protected so if a pool was desired it would be necessary to make further enquiries with the local Authorities. Further information can be obtained if required

Outbuildings:

There is an annex on the property that has collapsed but it could easily be rebuilt or volume recuperated with the relevant permissions.

Accommodation:

Entrance to kitchen with storage room, wood oven and large space for dining
 Large Reception room with fireplace, original beams and exposed stone walls
 Study and second dining area
 Doors to garden and lovely views to Abbadia San Salvatore
 Bathroom 1 with shower
 TV room with wooden stove

External stairs to **First floor:**

Loggia, Entrance hall with sitting area
 4 Bedrooms with ensuite bathrooms

Spiral staircase to **Second floor**

3 further bedrooms and bathrooms









Electricity: Mains

Heating: Gas

Garden

Other Features: Flyscreens;

Energy class: Request in progress

Water: Mains

Olives 140

Distances: Siena km 65, Abbadia San Salvatore km 5, Bagni San Filippo km 9, Bagno Vignoni km 20, Pienza km 28, Radicofani km 10, Rome km 160, San Quirico d'Orcia km 24

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