



Ref.: 11122 - Casa Mancini, Radicofani, Tuscany

2-4 bedroom farmhouse in an unbeatable location between Radicofani and Sarteano

€ 780,000

Location, location, location.

It's not often that we get so excited about a property's position but this farmhouse has views that are unsurpassable. Unspoilt rolling hills and valley looking towards Celle sul Rigo, Monte Amiata, Abbadia, Radicofani and San Casciano. Olive groves, cypress trees and the famous 'crete' clay dunes of the Val d'Orcia, ever changing in colour and form. The property itself has been restored into an unusual, double height, luminous and light open-plan ground floor, with just 2 bedrooms and a bathroom on the first floor, yet 2 further bedrooms can be found in the guest cottage. With olive groves, woodland and a lake to swim in this is surely a property that you could hide away in all summer.

Property type: Farmhouse
Date of restoration: 2011
Bedrooms: 2+2
Bathroom
Land: 30 ha (acres 74.13)

Rooms: 7

Structural condition: Restored
Floors: 2
Kitchen: 1
Property size: 210 sqm
Shared environments: Reception room, study, cloakroom

Area:

Just 8km from Radicofani and 12km from Sarteano where you can find shops, services and restaurants yet immersed in complete silence and privacy, this property is secluded yet not isolated. If you can tear yourself away from the splendid views there are plenty of hilltop, picture perfect towns to explore whilst Rome, Florence, Perugia and Pisa airports are all within 2.5 hours drive.

**Land:**

There are approximately 30 hectares of land included in the sale, mostly woodland, arable land and pasture but there are also around 270 olive trees and a lake where the current owner swims three times a day in the summer months. There is ample space for a swimming pool on the property, you just need to decide where.

**Outbuildings:**

2 Bedroom cottage with reception room, kitchenette and bathroom
Tool/Storage room with boiler and water tank

Accommodation:

The property offers indoor/outdoor living with plenty of doors out to the garden and windows framing the exquisite views. If more bedrooms were required in the main house it may be possible, with the relevant permits, to lose the double height in the reception room to provide a further 2 bedrooms and bathrooms on the first floor.

Entrance hall and cloakroom
Open plan, double height reception and dining room, 3 doors to garden and views
Kitchen with exit to pergola for external dining
Wooden staircase with intricate wrought iron bannister

**First Floor:**

Study/Library on landing, 2 bedrooms
Large bathroom with shower and bath







Electricity: Mains

Heating: Gas

Arable

Garden

Other Features: Internet; Automatic Irrigation;

Energy class: Request in progress

Water: Mains

Woodland

Olives 270

Distances: Florence km 130, Radicofani km 8,
Rome km 168, Sarteano km 12, Siena km 92

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

