



IMMOBILIARE GRAZIA



+39 Real Estate

## PIENZA SIENA TOSCANA ITALIA VILLA

An unmissable property in the dream resort of Val d'Orcia, (Unesco protected site)

The property is located under the wall of the popular Borgo della Valle, Pienza.

Bagno Vignoni, has beautiful hot springs and Roman thermal water. The town of Casciaano Bagni with its renowned known spa (fontaverde) is in close proximity.

The property is easily accessible, surrounded by hills; from every angle of the property you can admire the stunning views that have made this place famous...

The property was built in the 70s and is in line with the local traditional architecture. It covers 350 square meters divided on two floors connected between a joint staircase, however having separate entrances, enabling you to separate the property into 2 or 3 individual apartments.

A beautiful veranda further enhances the property which consists of:

Four double bedrooms

Four bathrooms

Kitchen

A Large living room with fireplace

And utility room.

The garden covers a hectare and a half of land, with a vineyard and 300 olive trees, making yearly productions of 450 litres of extra virgin olive oil and 900 litres of premium wine (Cottol Senesi). Ideal for a stable or other livestock. Although the property has such extended land, it is still within 5 minutes of the central historic town of Pienza.

The property is fully functional and ready to move in to. An extra benefit is that the property is in a highly sought after tourist destination and hence it could be an ideal holiday home.

£ 1.400, 000, 00



**England**

Mobile 0044 7765696469

sergio.trapani@talktalk.net

**Italy - France**

+39 3351803184 +33 631360246

trapaniant@email.it

[www.piu39realestate.it](http://www.piu39realestate.it) - [www.immobiliaregrazia.it](http://www.immobiliaregrazia.it)