

for sale in Pitigliano

€ 950.000

Ref. 1302



360 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 9

A few kilometers from Pitigliano, there is this beautiful, completely renovated farm. Facing a suggestive panorama of Tuscan hills, in the rural quiet of the countryside, the property enjoys a broad view from which it is possible to witness picturesque sunsets. Dating back to the nineteenth century, and originally belonging to the nobility, it has been restored to its splendor thanks to a restoration begun in 1995 and completed fifteen years later. Access to the property is allowed by a dirt road lined with olive trees and a portion of the forest. In a large space adjacent to the entrance gate, in the perennial shade of the chestnut trees, it is possible to park cars. After crossing the gate, proceed along a path recreated with millenary stones from the city of Rome, from which it is possible to taste the first testimonies of the Etruscan civilization, poetic views and a large portion of the farm land: about 1.64 hectares dotted with centuries-old cypresses and chestnut trees. After a few meters, you reach the entrance door. The farm offers a smartly furnished solution on 360 square meters divided into two communicating portions: 240 square meters for the main building and 120 square meters for its adjacent annex. The ground floor of the main building is made up of the study, the living room with fireplace, directly connected by a large arch to the eat-in kitchen, and the laundry room, equipped with both a washing machine and a dryer and an open door to the outside. Upstairs, accessible by a suggestive travertine staircase, there is a bathroom with shower and bathtub, walk-in closet and three spacious bedrooms, two of which have a mezzanine. The annex, obtained from a nineteenth century chapel, is complete with a room with a large open fireplace on the outside by a window rebuilt from the original portal and the kitchen on the wall. The upper floor, reachable from the wooden staircase of the master Faenzi Liolo, consists of a bedroom, directly connected to the main building, and a master bathroom. The units,

already communicating, offer the possibility of increasing access from both sides. On the side facade facing west, where the sun goes out behind the hills, there is a courtyard with a permanent roof embellished by the bucolic view of the countryside, a willow and a centuries-old oak. The main façade of the farm has a stone wall adorned with plants and flowers, capable of dividing the driveway from the adjacent portion of land, reachable by a stone staircase. Here, next to the proprietary olive trees, there is a tool warehouse dug into the local tuff, from which it is possible to obtain an additional covered parking space. The rear of the house, facing the chestnut trees, offers enough space for the cultivation of a vegetable garden. It is possible to support the current LPG heating with the fireplaces present in the two units. Internet line, telephone and satellite TV are available for both entertainment and business activities. The master plan is bound, in this regard no other real estate properties can be built outside the estate, except for those already present, so as to guarantee privacy and landscape immutability. Some of the main points of interest nearby are: Pitigliano, Sovana, the spas of Sorano and Saturnia. Arezzo, Viterbo, Orvieto, Rome, Florence and Siena are well connected and easily accessible, as are the respective two airports. The sea of Orbetello is an hour away, the Etruscan remains can be found at every exit on the provincial road. The wonderful town of Pitigliano, equipped with every service, including bars, restaurants, supermarkets, post offices and pharmacies, can be reached in 20 minutes by car. In case of need, there are nursery schools and hospitals. The farm, renovated with care and tenacity, and lovingly maintained by the current owner, is suitable for a family, a couple who want one, for anyone looking for peace. These ancient but absolutely current places allow you to rediscover the rhythm of the seasons, a life on a human scale, in harmony with the comforts of the city and the atmosphere of a landscape of amazing beauty.

Certification

Energy Class: G

EPgInr: 297.96 kwh/□

Features

Code: 1302	Reason: Sale
Address: Strada Provinciale Pantano	Zip Code: 58017
Municipality: Pitigliano	Total Square Meters: 360 sq.m.
Bedrooms: 4	Bathrooms: 2
Rooms: 9	State of Preservation: Restored
: 10	Level: On two-levels
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1900
Current Status: Free to the deed	Garden: Private, 16.400 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Public Transport
Kindergarten	Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





