



## BIANCA

*Wonderful typical brick house surrounded by enchanted countryside with enjoyable views from each corner stretching to Montalcino, and Radicofani.*

PRICE	EUR 2.150.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is approximately 420 sqm, whilst the land and the garden are about 3,7 hectares, including olive grove.
RENTAL POTENTIAL	
SLEEPS	8
BEDROOMS	4
BATHROOMS	5

LOCATION      GPS: 42.982429,11.798879  
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suitable smartphone or tablet  
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## INTRODUCTION

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For those who love the Val d'Orcia it cannot get better than this; beautifully restored traditional farmhouse with incredible views stretching from Montalcino to San Quirico d'Orcia, Castiglione d'Orcia, Abbadia and Radicofani, a pretty garden and with horse riding and a restaurant within walking distance, with peace and tranquility yet not completely isolated, this is a rare find in one of Tuscany most popular areas.

Completely restored between 2014 and 2016 and with recent works done to improve both the plumbing and sewer systems and the outside living areas the property is turn-key and ready to enjoy. Optimum rental potential.

On ground floor we find a large eat in kitchen, store room, entrance hall, dining room, large reception room, games room, cloakroom and wood oven; whilst on the first Floor there 4 large bedrooms with en suite bathrooms.

## LAYOUT

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### BEDROOMS

There are 4 bedrooms, all en-suite and located on the first floor.

### BATHROOMS

All bathrooms are en-suite, and one has both tub and

shower. There is also a guest bathroom on the ground floor.

### KITCHEN

One enters the house directly into the large country kitchen. The dimensions are generous, with modern appliances, travertine countertop, cotto floor and wooden beams. Adjacent to the kitchen there is a large room, not restored yet, where it would be ideal creating a service kitchen opening also an entrance to the dining room.

### LIVINGROOM

The dining room is large enough to accommodate with comfort 8-10 people. This room connects through a doorway cut in the house's thick walls to the main hall that runs deep from the wide glass doors to the garden to the corner fireplace at the end of the room. With its original beamed ceiling, terracotta flooring, this is a room that will draw the crowd. The sitting room boasts a large old fireplace, that gives the room the perfect cosiness also in winter time.

### OTHER ROOMS

A doorway from the kitchen leads to a games room with a door to the front garden, and a corridor leading to the stairs to access the first floor. On the ground floor there is also the technical room, with laundry area. The top floor is reached either by doors from the front garden to an internal staircase or a hallway from the dining room that accesses the same stairway through a room with the original bread oven.

## FACILITIES

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### OUTSIDE

In the total hectares of land included in the sale, a mature garden with seating areas and sunset terrace, covered pergola for dining and wonderful are found. The pool is 16 x 4 and infinity with a stunning view onto Radicofani. A furnished patio just outside is perfect for eating alfresco. Part



of the land is home to olive groves and is rented to the nearby farmer who maintains the land and gives back 40 litres of oil from each harvest. There are fruit trees including pomegranate, wild plums and figs, roses and a wide variety of shrubs. The gravel road passes right below the house, and upon presentation of right documentation, it would be possible to move.

## TECHNICAL

LPG central heating plus wood burning fireplace, ceiling fans; mains water as well as water lake for irrigation, automatic irrigation, double glazed windows and fly screens. Predisposition to install AC.

## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

The property is neighbouring with an equestrian centre with excellent restaurant and spa. The gravel road in good condition leading to Bianca is 5 km long.

## NOTES

The property is offered for sale in its current state as described in this profile.

## SURROUNDING

## TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (110 km), Rome Fiumicino (198 km) and Ciampino (179 km) International Airports, Florence International Airport (140 km). The A1 motorway, exit Chiusi-Chianciano Terme is only 18 km.

## DISTANCES

Sarteano (8 km); Cetona (16 km); Radicofani (17 km); Pienza (27 km); Montepulciano (28 km); San Quirico D'Orcia (29 km); Montalcino (40 km); Siena (74 km); Arezzo (78 km); Firenze (136 km). In Umbria: Città della Pieve (30 km); Panicale (37 km); Orvieto (65 km); Perugia (100 km).







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