



## CASALE VISCONTI

*Dreaming farmhouse in the heart  
of Val d'Orcia.*

PRICE	EUR 1.800.000
SALES CATEGORY	ready to move in
DIMENSIONS	Villa: approximately 390 sqm. Land included in the sales: approximately 10 ha.
RENTAL POTENTIAL	
SLEEPS	10
BEDROOMS	5
BATHROOMS	5



LOCATION GPS: 43.000753,11.758993  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Previously used as a restaurant and agriturismo, the current owner renovated the property in 2016 to become one beautifully spacious and comfortable home, running a successful bed and breakfast business.

The addition of a stunning infinity swimming pool (2021) and hot tub overlooking the breathtaking views of the Val d'Orcia has made the property into the perfect holiday home or rental investment property.

The proximity to towns such as Castiglione d'Orcia, San Quirico d'Orcia and Bagno San Filippo makes it a fantastic starting point for discovering the enchanting heart of the Val d'Orcia.

## LAYOUT

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### BEDROOMS

The first floor has 4 large bedroom suites (approx. 24 sq.m. each), all with en suite bathrooms and central sitting area. There is plenty of cleverly built-in storage, high ceilings with beams and cotto floors complete the charming atmosphere.

Another spacious and elegant bedroom is located on the ground floor, with private access to the garden and also a private bathroom.

### BATHROOMS

All the bathrooms are ensuite with rain showers.

### KITCHEN

On the ground floor is a fully equipped professional kitchen, complete with pantry, which can be used for serious cooks or cooking classes.

### LIVINGROOM

The house is open plan on the ground floor with spacious dining room, sitting room with marble fireplace, study and a guest cloakroom. All these spaces are large and bright, characterized by wooden beams and terracotta floors, and connected by a large and majestic arch.

### OTHER ROOMS

The 120 sq.m. veranda is one of the most beautiful parts of the house. Thanks to the breathtaking views, it is an ideal outdoor living space for dining, relaxing or hosting events. With bbq area and sunshine throughout the day, there is a paved area for sunbathing and hot tub next to the pool. Underneath the swimming pool there is a large cantina space for storage, ideal for wine or for a gym. Technical room for pool.

## FACILITIES

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### OUTSIDE

The sale includes just over 10 hectares of land, 7 of which is woodland and very low maintenance, there is also a meadow, two lakes for irrigation, around 20 olive trees and a beautifully manicured garden with mature trees, vegetable garden and large parking area. The infinity pool is 12 x 6 m and 1.5 metres deep.

### TECHNICAL

Mains water plus 2 lakes for irrigation;  
Gas gpl and split heating;  
Wifi connection throughout;  
mosquito nets and Air conditioning





## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

Casale Visconti is located along a quiet, not much frequented road, guaranteeing very easy access (without the need to drive long white roads). This also gives easy access to the town of Campiglia d'Orcia, the nearest village.

## NOTES

The asking price refers to the property in its current state, as described in this profile.

## SURROUNDING

## TRAVEL

**Air:** The nearest airports are Perugia [PEG] (89km); Florence [FLR] (156km); Rome Ciampino [CIA] (190km); Rome Fiumicino [FCO] (207km) and Pisa [PSA] (216km). **Train:** There is a train station at Chiusi (26km). **Road:** The A1 motorway exits closest to the property are at Querce al Pino (20km) for Rome and for connections to Florence.

## DISTANCES

Casale Visconti is surrounded by several notable destinations: Bagni San Filippo (6km); Castiglione d'Orcia (12km); Bagno Vignoni (14km); Pienza (25); Siena (62km); Rome (180km).

## LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is less than 40km away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (38km).







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