



MIRTA

A dreamy farmhouse in the heart of Val d'Orcia, blending timeless charm with sleek contemporary design — stunning views and a private garden make it unforgettable

PRICE	EUR 520.000
SALES CATEGORY	townhouse
DIMENSIONS	Total floor space 220 sq m - Garden 140 sq m (all measurements are approximate)
RENTAL POTENTIAL	
SLEEPS	4
BEDROOMS	2
BATHROOMS	3

LOCATION

GPS: 43.004506,11.613811
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Nestled in the heart of Castiglione d'Orcia—one of the crown jewels of Tuscany's UNESCO-listed Val d'Orcia—this fully restored town house marries timeless charm with contemporary luxury. Every detail has been carefully considered, from the finest natural materials to bespoke finishes that honor the original architecture. Whether you're seeking a private pied-à-terre or a lucrative holiday rental, this turnkey property comes fully furnished and ready for immediate occupancy, with an impressive track record of high occupancy and rental returns.

Imagine sipping espresso beneath your own vine-clad pergola, in the small, sunlit garden and annex where you could easily install a kitchenette for al fresco dining. Beyond your doorstep lies the winding medieval streets of Castiglione d'Orcia; a short stroll transports you to local cafés, artisan shops, and the panoramic vistas that have inspired artists for centuries.

Ground Floor: Charming entrance off the quaint “piazzetta” leading into a cool, vaulted cantina with kitchen corner and a wood-burning fireplace, a laundry/guest cloakroom, and versatile storage spaces. There is also another room that could be used as a private SPA.

First Floor: Accessible both internally and via a private external staircase and terrace, you'll discover the bright open-plan living area with eat-in

kitchen, plus a sleek bathroom with shower

Second Floor: A double bedroom with en suite bathroom and shower;

Third Floor: The full-width master suite, complete with luxurious bathroom and shower, offers a serene retreat with sweeping views over the Val d'Orcia countryside.

Perfectly positioned for exploring the rolling hills, thermal springs, and hilltop villages of southern Tuscany, this little jewel in Castiglione d'Orcia delivers authentic Italian living—stylish, sustainable, and steeped in history.

LAYOUT

BEDROOMS

One bedroom is located on the second floor and there is en-suite bathroom. The other one is located on the third floor with en-suite bathroom. In the main suite there are also 3 marble stairs leading to a room under the roof, that is used as a storage.

It would be possible to use also the living room on the first floor as an additional bedroom. From both bedrooms the view is amazing!

BATHROOMS

For the two bedrooms there are en-suite bathrooms with shower. There is also a third bathroom on the first floor with shower too.

KITCHEN

On the ground floor, with entrance through the glass door, there is a kitchenette with dining area. A second kitchen, industrially-designed is present on the first floor, with large dining area.

LIVINGROOM

The house is open plan on the first floor with spacious living room. On the ground floor there is an additional living area

OTHER ROOMS

On ground floor storage and technical room, as well as laundry and an extra room.

FACILITIES

OUTSIDE

The sale includes also a private garden, located on the other side of the alley, with gorgeous views on the Val D'Orcia. It will be possible to add there a further kitchen and a pergola.

TECHNICAL

Mains electricity, gas and water

ENERGY

D

OTHER FEATURES

DIRECT ENVIRONMENT

In the historical center of Castiglion d'Orcia, where everything is located at 2 steps away. The property has access also from external stairs that are used also by the neighbouring townhouse.

NOTES

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

SURROUNDING

TRAVEL

Air: The nearest airports are Perugia [PEG] (103km); Florence [FLR] (130km); Rome Ciampino [CIA] (190km); Rome Fiumicino [FCO] (195km) and Pisa [PSA] (216km). **Train:** There is a train station at

Chiusi (38km).

DISTANCES

Bagno Vignoni (4km); San Quirico d'Orcia (9km); Campiglia D'Orcia (12km); Pienza (19km); Montalcino (22km); Chianciano Terme (26km); Montepulciano (29km); Chiusi (38km); Siena (61km), Firenze (130km); Rome (195km).





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