



PODERE DOLCE VITA

Podere Dolce Vita, located in the heart of UNESCO heritage area Val d'Orcia, completely restored to the high energy performance level A, is a real ready-to-move in property

PRICE	EUR 1.700.000
SALES CATEGORY	ready to move in
DIMENSIONS	Inside: main building + annex: approximately 600 sqm Outside: approximately 15.000 sqm
RENTAL POTENTIAL	
SLEEPS	18
BEDROOMS	9
BATHROOMS	11



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



INTRODUCTION

Podere Dolce Vita is located in the heart of the Val d'Orcia. This Tuscan area is perfect for exploring small towns near the villa and enjoying the sunset in the many vineyards of Tuscany. The property is currently set up as a B&B activity which may be continued or not pending the buyer's wishes, and features a main villa consisting of 5 luxury bedrooms at the first floor, each with an ensuite bathroom and a separate entrance. All rooms are finished to the highest quality and comfort standards.

Furthermore, in the main building, there is a private area that includes a living room, kitchen and 2 bedrooms, both with their own bathroom. One of them has also an independent external entrance. Additionally, an annex comprising two separate accommodations, each with a large bedroom, ensuite bathroom and connected kitchen, complete the residential spaces to a total surface of approximately of 600 sqm.

Outside, one may find a spacious garden with a cozy breakfast area. The silo, although spacious and arranged over two floors, can contain a comfortable hot tub, a pool changing room, a storage room, but not a living unit. Guests can conveniently park their cars in the spacious parking lot in front of the main building. The outdoor area has a total surface area of approximately 15.000 sqm.

At the back of the house, a bio lake may be

constructed, enjoying guaranteed panoramic views of the Val d'Orcia hills.

LAYOUT

BEDROOMS

The rooms in this house exude a warm and inviting atmosphere, seamlessly blending traditional Tuscan charm with modern comfort and style. The bedrooms feature striking canopy beds with unique color accents like yellow and dark tones, giving them a fresh and contemporary look. Wooden ceilings with exposed beams add rustic charm, while the decor ensures a luxurious ambiance.

BATHROOMS

The bathrooms are light and elegant, with carefully chosen furnishings and decorative elements that create a cozy and welcoming feel. Antique pieces, such as a classic desk, are combined with modern amenities to highlight the refined design of the home.

KITCHEN

There is a main dining area where food is prepared for all guests in a cozy environment. This space offers a pleasant atmosphere and features a spacious bar. Additionally, the private kitchen is large and filled with natural light.

LIVINGROOM

In its current capacity as a B&B, guests have living space within their bedrooms and there is a separate living room in the private part of the main building.

FACILITIES

OUTSIDE

This 1.5 hectare garden is fenced and it also includes a variety of roses, lavender, rosemary, and cypress trees. Additionally, there's a vegetable garden on-site. Upon presentation of a project, a bio-lake can



be built.

TECHNICAL

The property has recently been renovated and has advanced, eco-friendly amenities, including a ground-source heat pump enabling an efficient heating system. Water is sourced from a well and distributed via an aqueduct that includes an advanced irrigation system. There's a comprehensive drainage system and a gas tank.

ENERGY

A

OTHER FEATURES

DIRECT ENVIRONMENT

Podere Dolce Vita is located along a quiet, not much frequented provincial road, guaranteeing very easy access (without the need to drive long white roads). At approximately 500m distance from the villa, opposite of the road, an active quarry is present, which activity doesn't generate disturbance to the property itself.

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

Podere Dolce Vita is surrounded by several notable destinations. Montepulciano, famous for its wine, is about 15 kilometers (9 miles) to the east.

Montalcino, renowned for its Brunello wine, is approximately 40 kilometers (25 miles) to the southwest. The historic city of Siena lies around 55 kilometers (34 miles) to the northwest. The picturesque town of San Quirico d'Orcia is just 10 kilometers (6 miles) away, making it a quick and easy visit. Additionally, the beautiful Renaissance city of Florence is roughly 120 kilometers (75 miles) to the north, offering a perfect day trip for visitors to Pienza.

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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