



XV CENTURY HILLTOP COUNTRY VILLA WITH POOL, VAL D'ORCIA - TUSCANY



Information de l'agent

Nom:	ArKadia
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 5,381,874.79

Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	San Quirico d'Orcia
Indicatif régional:	53027
Soumis:	09/04/2026

Description:

Exclusive sale: within an historic farm, open views, two-story house with portico, pool, and 50 hectares of land for sale in San Quirico d'Orcia. Commanding an enviable position on a gentle hill between Pienza and San Quirico d'Orcia—arguably two of Tuscany's most celebrated jewels—this distinguished 15th-century stone residence embodies the timeless elegance of the Val d'Orcia landscape. Surrounded by 50 hectares of private arable land and set within an ancient hamlet of three traditional farmhouses, the property presents a rare opportunity to acquire not only a fully restored estate but, if desired, the entire borgo, with an additional 100 hectares available by separate negotiation (more details on request). The main residence spans approximately 600 square metres over two floors and has been sensitively restored to preserve its historic character, while meeting the expectations of refined modern living. Currently arranged as seven self-contained holiday apartments and an eighth unit used as all-year-round home by the actual owner, the interiors radiate Tuscan charm—exposed chestnut beams, hand-made terracotta floors, and original stone fireplaces, all harmoniously combined with air conditioning and contemporary finishes. The stone façade opens onto a manicured garden with a swimming pool and bocce court, offering panoramic views that sweep across the rolling hills and cypress-lined ridges of the Val d'Orcia—a UNESCO World Heritage Site. Each apartment enjoys its own private outdoor area—terraces, patios, or garden spaces—perfect for al fresco dining or quiet relaxation. The ground floor hosts four apartments, including a two-bedroom, two-bathroom unit with a generous kitchen and furnished patio. Three additional apartments each offer a cosy living room with kitchenette, double bedroom, and bathroom. This level also includes four en-suite guest rooms, a welcoming breakfast area, a



charming reception space, the private owner's apartment, and a covered portico ideal for entertaining or lounging. The first floor comprises two one-bedroom units and a two en-suite bedroom- apartment featuring a panoramic terrace for exclusive enjoyment. Access is via a well-maintained country lane, partially shared with only one neighbouring residence, ensuring privacy without isolation. Crucially, the remaining two stone villas of the hamlet can be purchased, allowing for the creation of a prestigious private estate or luxury hospitality project with over 150 hectares of land in total—an exceedingly rare offering in this most iconic of Tuscan settings. Whether envisioned as a boutique retreat, a private family compound, or a strategic investment in the high-end tourism market, this property represents an extraordinary blend of history, beauty, and opportunity.

PROPERTY Ref: VAL3246

Location: San Quirico d'Orcia, Province: Siena, Region: Tuscany

Type: 600 sqm/6,458 sq ft 15th century stone country house used as agritourism with swimming pool and 50 ha/123 acres of land

Year of construction: 1450

Year of renovation: 1998

Conditions: excellent

Land/Garden: 50 ha/123 acres of arable land + 614 sqm/0.15 acres of exclusive garden fenced on the pool side

Terrace/Balcony: terraces and/or patios for each apartment

Swimming Pool: 7x14 m, sundeck and panoramic view

Parking/Garage: outdoor parking

Utilities: Fixed telephone network: active; Internet: active; Heating: LPG; Water: mains city supply + rainwater collection well + 1.47 ha/3,6 acres lake for irrigation use; Electricity: available; Water waste: Imhoff tank

Distance from services: approx. 5-10 minutes from San Quirico d 'Orcia and Pienza

Distance from main airports: Perugia 85 km/52 miles, Florence 120 km/74 miles, Pisa 165 km/102 miles, Rome Fiumicino 190 km/118 miles

Gravel Road: approx. 700 metres/2,296 ft (partially shared)

Layout:

Ground floor: 4 apartments (3 two-room apartments with living room/kitchenette + double bedroom + bathroom; 1 three-room apartment with kitchen, patio, 2 double bedrooms with en-suite bathroom); 4 bedrooms with en-suite bathroom; reception, breakfast room; owners' apartment; porch with table tennis and table football

First floor: 3 apartments (2 two-room apartments as above; 1 with living room-kitchen, panoramic terrace and 2 double bedrooms with private bathroom)

Année: 1450

Commun

Pied carré fini: 600 m²

Dimesions du lot: 500000 m²



Building details

Nombre de pieds carrés: 2

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/SIFI-T1853/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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