



Stone farmhouse with pool, olive grove and annexes, Pienza – 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 4,601,332.89

Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Pienza
Indicatif régional:	53026
Soumis:	05/08/2026

Description:

A prestigious perfectly restored estate with an internal courtyard, outbuilding and panoramic views, ideal as an exclusive relais for sale in Pienza. Framed by the landscapes of the Val d'Orcia, a UNESCO World Heritage site, this stone country house sits in a dominant and private position just 3 km/1.8 miles south of the renowned Renaissance village of Pienza. Adorned halfway up the hill between the valley floor and the town, the estate offers a breathtaking panorama embracing Mount Amiata to the south and Pienza to the north. Access is granted by a cypress-lined avenue and a gravel road, ensuring total privacy within the most authentic Tuscan landscape. The architecture of the building, which has reached us keeping its original historical elements intact, elegantly unfolds around a beautiful central courtyard. The main farmhouse, of approximately 360 sq mt/3,875 sq ft, comprises on the ground floor an entrance hall, a former stable converted into a living room, four bedrooms (one of which has a small sitting room), and three bathrooms. The first floor, accessible from an entrance, hosts a large kitchen, a pantry/back-kitchen, a living room, two bedrooms with two bathrooms, a guest bathroom, and a small laundry room. The basement level houses a cellar and large utility/technical rooms. The property also features a turret used as a study. Completing the farmhouse are approximately 55 sq mt/592 sq ft of porches, 10 sq mt/108 sq ft of loggias, and about 70 sq mt/753 sq ft utilized as a cellar, laundry room, and garage. The property is enhanced by an independent guesthouse (dependance) of approximately 100 sq mt/1,076 sq ft, consisting of three bedrooms, three bathrooms, and a kitchen/workshop. The bedrooms are all interconnecting and feature direct access to the garden. Outside, the residence presents a meticulously maintained lawn garden of approximately 4,379 sq mt/47,135 sq ft and a splendid swimming pool of



about 60 sq mt/646 sq ft, complete with a sun deck (solarium) and gazebo. The estate includes approximately 20 hectares/49.4 acres of land, of which 16 hectares / 39.5 acres are arable land, 1.4 hectares/3.46 acres are olive grove, 1.600 sq mq/17.222,26 sq ft are vineyard, 5.200 sq mq/55.972,33 sq ft are orchard. This property represents an interesting investment both as a highly representative private residence and as a luxury boutique relais.

PROPERTY Ref: PNZ3655

Where: Municipality: Pienza, Province: Siena, Region: Tuscany

Type: stone farmhouse with swimming pool, annexes and approximately 20 hectares of land, consisting of a main farmhouse of about 360 sq mt/3,875 sq ft, porches of about 55 sq mt/592 sq ft, loggias of about 10 sq mt/108 sq ft, cellar, laundry room and garage of about 70 sq mt/753 sq ft, plus a guesthouse of about 100 sq mt/1,076 sq ft

Year of construction: 1800

Year of restoration: 1985

Conditions: excellent/restored

Land/Garden: land of approximately 20 hectares/49.4 acres, of which 16 hectares/39.5 acres of arable land, 1.4 hectares/ 3.46 acres of olive grove, 1.600 sq mq/17.222,26 sq ft of vineyard, 5.200 sq mq/55.972,33 sq ft of orchard. Well-maintained lawn garden of approximately 4,379 sq mt/47,135 sq ft

Swimming pool: private in-ground pool of 60 sq mt/645.8 sq ft featuring a large paved solarium

Terrace/Balcony: 60 sq m/645 sq ft (terrace and loggia)

Parking: garage of approx. 70 sq mt/753 sq ft including laundry area

Utilities:

Fixed telephone network: available

Internet: available

Heating: autonomous radiator heating powered by LPG

Water: mains city supply

Electricity: active

Water Waste: ihmoff tank

Distance from services: just 3 km/1.8 miles from Pienza

Distance from airports: Rome Fiumicino 217 km/135 miles, Florence Airport 133 km/83 miles, Perugia Airport 98 km/61 miles

Gravel road: 600 mt/1968 ft, of which 300 mt/984 ft private

Main countryhouse:

Basement: veranda with storage/garage, cellar, and laundry room; Ground Floor: entrance, former stable converted into a living room, 4 bedrooms (one with a small sitting room), 3 bathrooms, porches of approximately 55 sqm, loggias of approximately 10 sqm; First Floor: entrance, large kitchen, pantry/back-kitchen, living room, 2 bedrooms with 2 bathrooms, guest bathroom (powder room), and a small laundry room;

Turret: study/office;

Guesthouse (Dependance): a guesthouse of approximately 100 sqm consisting of 3 bedrooms, 3



bathrooms, and a kitchen/workshop. The bedrooms are all interconnecting and feature direct access to the garden;

Annexes: approximately 70 sqm utilized as a cellar, laundry room, and garage;

Année: 1300

Commun

Pied carré fini: 178 m²

Dimesions du lot: 190000 m²

Building details

Nombre de pieds carrés: 4

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/SIFI-T1957/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 45471

