



## Renovated country house with guest house



### Ügynök információ

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|----------------------|---|
| Név:                 | Susan Brown   |
| Cégnév:              | HomesItalia Ltd   |
| Ország:              | United Kingdom  |
| Experience since:    |   |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments, Houses  |
| Telefon:             | +44 (77) 910-33601  |
| Languages:           | English, Italian  |
| Weboldal:            | <a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a> |

### Hirdetés részletei

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|-----------|------------------|
| Ingatlan: | Eladó            |
| Ár:       | USD 1,727,789.46 |

### Elhelyezkedés

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|------------------------|---------------|
| Ország:                | Italy         |
| Állam/Régió/Tartomány: | Tuscany       |
| Város:                 | Pienza        |
| Feladta:               | 2025. 10. 10. |
| Leírás:                |               |

Nestled in the rolling hills of Val d'Orcia, a UNESCO World Heritage Site, this property is an immersive experience of Tuscan beauty, architectural authenticity, and modern elegance. This meticulously restored stone farmhouse seamlessly blends rustic charm with contemporary sophistication, offering 422 sq.m of living space across two levels, accompanied by an 81 sq.m guest house.

Set in 1.4 hectares of lush, landscaped grounds—including ancient trees, fragrant lavender, blooming roses, and an immaculate English lawn—this exclusive property is a true haven of peace, privacy, and potential.

This is a place where architecture, nature, and emotion intertwine. The passion of the current owners—musicians and artists—resonates throughout the property, from the choice of materials to the flow of light in every room. Each space feels alive, like an instrument playing its own melody—a sensorial experience that speaks of beauty, creativity, and soul.

Whether you are looking for a luxury residence, a lifestyle business, or a sanctuary of peace, this property offers the rare chance to live a life in harmony—with nature, with tradition, and with yourself.



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The main house has been thoughtfully restored with natural materials—wood, terracotta, and stone—it exemplifies timeless Tuscan architecture enhanced with modern-day comforts. The house consists of:

Ground floor: large entrance hall leading, on the left side to an intimate, independent apartment for owners or guests featuring a living area with fireplace, a kitchen, and two en-suite bedrooms and on the right side a large, stylish open-plan living and dining area currently used for breakfast service, complete with a professional kitchen—ideal for family living or boutique hospitality. At the end of the hall is the wide staircase leading to the first floor.

First floor, accessible via both the interior and an exterior staircase, a central seating area leading to five elegantly appointed en-suite bedrooms. Each room is bathed in natural light, finished with exquisite materials, and designed for privacy and comfort, making the property perfect for a large family, a boutique B&B or a private retreat.

## Guest House

The separate 81sq.m. guest house offers two independent mini-apartments, each comprising a living room with kitchenette, double bedroom, and private bathroom.

Tastefully renovated, these suites offer an ideal solution for hosting friends, extended family, or continuing a successful hospitality business with full privacy for guests.

There is also a separate laundry room.

The estate is a model of sustainability, awarded an Energy Class A rating thanks to its cutting-edge systems: photovoltaic panels, a heat pump and high-efficiency double glazing all contribute to minimal environmental impact and low energy costs.

Outside: A highlight of the grounds is the approved project for a 'biolake', a natural swimming pond that will enhance the already captivating outdoor space. A gazebo with panoramic views of Mount Amiata and the surrounding countryside provides the perfect setting for alfresco dining or tranquil reflection.

The 1.4-hectare estate includes a fenced garden, rich with colour, fragrance, and serenity. Mature trees, rose gardens, lavender borders, and romantic pathways offer postcard-worthy views at every turn. Practical additions such as a silo, small storage building, and parking area are seamlessly integrated into the landscape. Whether used for relaxation or private events, the grounds are versatile and inviting.

Currently operating as a charming and successful B&B, this property offers a unique investment opportunity with multiple possibilities:

- \* Continue as a boutique hospitality business
- \* Expand into a small fine-dining restaurant or retreat centre
- \* Use as an exclusive private residence for year-round living or luxury holidays

The quality of the renovation, the efficiency of the systems, and the location make this an unparalleled



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offering in one of Italy's most sought-after regions.

The information and floor plans provided are set out for guidance only and do not constitute contractual elements.

## Features, details and amenities

- \* fenced garden
- \* patio
- \* gazebo
- \* parking
- \* air conditioning
- \* fire place
- \* professional kitchen
- \* laundry room

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- \* gazebo
- \* fire place

## **Gyakori**

|              |   |
|--------------|---|
| Hálósobák:   | 9 |
| Fürdőszobák: | 9 |

## **Lease terms**

Date Available:

## **Contact information**

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