



Elegant 17th-Century Tuscan Farmhouse with Spa & Panoramic Views



Agent Info

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Listing details

Property for:	Sale
Price:	USD 2,261,200.97

Location

Country:	Italy
State/Region/Province:	Tuscany
City:	Radicofani
Posted:	Oct 10, 2025

Description:

Dating back to the early 17th century—with architectural hints suggesting even earlier, possibly late Roman origins—this farmhouse embodies centuries of Tuscan heritage. Its commanding, panoramic position offers 360° views across the Val d'Orcia countryside, changing in colour and light throughout the day and seasons. The absence of light pollution also allows for breathtaking stargazing at night.

The 2-storey farmhouse (430 sq.m.) blends historic charm with refined contemporary living. It has been lovingly restored to the highest standards with traditional exposed wooden-beams and the use of high-quality materials throughout, such as the elegant travertine flooring. The property features a spa with Finnish sauna, multiple fireplaces, a new 100 sq.m. garage with solarium above it, and 1.3 hectares of private land overlooking Monte Amiata.

This property offers an exceptional opportunity for those seeking an elegant private residence or an established hospitality investment in the heart of Tuscany. The house consists of:

Ground floor: currently operating as a charming and well-established bed & breakfast. sun-drenched living and breakfast room that captures natural light from sunrise to sunset, three en-suite bedrooms, a wellness area featuring a Finnish sauna, a laundry room, and two technical/storage rooms. Each room



opens directly to the outdoors, offering private spaces. This level is heated by a wood/pellet stove and heat pump.

First floor: An internal spiral staircase and an external loggia both lead to the first floor, which serves as the owners' private residence. This level features a spacious kitchen with an original fireplace, a welcoming living room with a second fireplace, a double bedroom, a study (which could serve as an additional bedroom), a bathroom with a bathtub, and a storage room. This level is heated by a thermo-fireplace and electric boiler.

Garage: A newly constructed 100 sq.m. basement garage, completed in 2023, includes a bathroom and automatic door access, with a solarium area above—ideal for further customization or conversion into an expanded spa or leisure space.

Outside: The surrounding 1.3 hectares of land include a beautifully landscaped garden, a vegetable garden, and shared access to a tranquil pond that provides irrigation. An old stone well has recently been restored, creating a serene outdoor retreat perfect for watching the sunset over Monte Amiata and Radicofani. There is also a small pine wood, ideal for resting in the shade on a hot summer's day.

The property has a 5 kW photovoltaic system and is connected to the public aqueduct for water and there is the shared pond for irrigation.

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

Features, details and amenities

- * Wooden exposed beams
- * travertine marble floor tiles
- * exposed stone
- * fireplace
- * large garage
- * terrace

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Common

Bedrooms:	5
Bathrooms:	5



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Date Available:

Contact information

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