



Rocca views: Elegant Home with terrace - Castiglione d'Orcia, Siena



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 421,746.6

Location

Country: Italy
 State/Region/Province: Tuscany
 ZIP code: 53023
 Posted: May 09, 2026

Description:

Sweeping views across the Val d'Orcia and the Rocca, single entrance, bright and spacious interiors, garage, for sale in Castiglione d'Orcia. Set within the enchanting UNESCO landscape of the Val d'Orcia, just beyond the historic centre of Castiglione d'Orcia, this residence enjoys an elevated panoramic position, offering far-reaching views across rolling countryside and towards the iconic Rocca. Benefiting from single access, the house extends over 328 square meters (3,531 sq ft), thoughtfully arranged on the first floor plus a large cellar and a separate garage. The true highlight is a 40 square meter terrace with sweeping views, perfect for outdoor living. The entrance on the ground floor presents a spacious hall and a wooden staircase to the main level, where a welcoming hallway opens onto an elegant living room with fireplace and dining, a sitting room, and a generously sized, eat-in kitchen. On the opposite wing, five bedrooms along with three bathrooms and a storage room. The basement includes a 65 square meters (699 sq ft) cellar providing additional deposit space and the option for a hobby room or creative studio. A private garage and outdoor parking complete the property. This house offers remarkable versatility, whether as an elegant family home or as a high-potential investment for holiday rentals in one of Italy's most iconic landscapes. Furthermore, the ground-floor apartment in the building is also available for sale for significant expansion into a classic townhouse layout on more levels, perfect for a hospitality venture. Contact us for full details!

PPROPERTY Ref: VAL3425

Location: Castiglione d'Orcia, Province: Siena, Region: Tuscany

Type: 328 sq m/3,531 sq ft house with a large panoramic terrace on the first floor, balcony, spacious



basement cellar, garage and outdoor court
Year of construction: 1950
Year of restoration: 2017
Conditions: good
Garden: 68 sq m/732 sq ft court

Terrace/Balcony: 40 sq m/431 sq ft terrace and a 28 sq m/301 sq ft balcony, on the first floor
Parking: 1 outdoor parking space and a garage

Utilities:

Fixed telephone network: available
Internet: available
Heating: methane with radiator system and wood-burning fireplace
Water: mains city supply
Electricity: available
Water waste: mains city connection

Distance from services: on foot

Distance from main airports: Perugia 106 km/66 miles, Florence 130 km/81 miles

Layout:

Basement: 65 sq m/699 sq ft cellar
Ground Floor: single entrance, spacious hall and staircase to the upper level
First Floor: hallway, living room with dining area and fireplace, eat-in kitchen, sitting room, 5 bedrooms, 3 bathrooms, storage room, terrace, and balcony
Built: 1950

Common

Finished sq. ft.: 263 sq m

Building details

Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/SIFI-T1888/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 40825



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