



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



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 421,746.6

### Местоположение

Страна:	Италия
Область:	Тоскана
Почтовый индекс:	53023
Добавлено:	09.05.2026

#### Описание:

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

Построен: 1950

## Общие

Готовые кв.м.: 263 кв м

## Building details

Количество этажей: 2

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/SIFI-T1888/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1888/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 40825



IMLIX

**IMLIX Рынок недвижимости**  
<https://www.imlix.com/ru/>

---

