

# # P743 , PANORAMIC COUNTRY HOUSE WITH TOWER IN PIENZA

For sale. € 840.000



In a very spectacular location, with a direct view of Val d'Orcia and its landscape beauties, we introduce you to this country house a few kilometers far from Pienza and all the most important public services.

The property, with independent entrance and entirely fenced, preserve all the features of the ancient rustic Tuscan style such as the stone façade, the exposed beams, and terracotta floors. Developed on three levels, the country house is in the following way composed: on the ground floor there are many rooms actually used as a deposit and the cellar with an ancient oven. A stone staircase reaches the first floor where a large living room with fireplace is located, a kitchen and three bedrooms. On the top floor there is an ancient sighting tower dating back to 1500 with a mezzanine floor. The country house also has 1,5 hectares of arable land and more 5 additional hectares to buy separately in case of need and four outbuildings currently used as agricultural sheds. The possibility to place a pool has been already considered. The property needs a total renovation, it has no installations except for the electric one. Divine Tuscany & Finest Properties is the Number One real estate agency in Tuscany, specialized in the sales of villas and old town-center properties. We only offer carefully selected properties. Within our integrated services, we offer you the opportunity to restructure or modernize your new property in Italy through our specialized renovation company, with over twenty years' experience in the renovation of both luxury farmhouses and properties located inside historical centers. Thanks to our designers we can also provide "turnkey" solutions that include your new property's furniture. REF P734 IMPORTANT: WE WILL ALSO ASSIST YOU IN EVERYTHING AFTER COMPLETION OF THE SALE, AS YOU WILL NEED HELP WITH ALL THE BUREAUCRATIC PROCEDURES CONNECTED WITH THE PURCHASE OF A PROPERTY: FROM THE TRANSFER OF UTILITY CONTRACTS TO LEGAL MATTERS, ASSURING SATISFACTION IN ALL YOUR REQUIREMENTS. WE ADVISE OUR CLIENTS NOT TO BUY REAL ESTATE IN TUSCANY FROM AGENCIES WHICH ARE NOT LOCATED IN THE AREA OF THE PROPERTY BECAUSE THEY WILL NOT BE ABLE TO ASSIST THEM AFTER COMPLETION AS IS OUR CUSTOM, HAVING WORKED FOR YEARS IN THE REGION IN WHICH WE WERE BORN. IT IS WORTH REMEMBERING THAT YOU WILL NEED THE AGENCY ABOVE ALL AFTER COMPLETION, AND IN THIS RESPECT, WE WILL PROVE TO BE THE BEST. I WOULD LIKE TO ASK ALL FOREIGN FRIENDS WHO ARE READING THIS A SIMPLE QUESTION: IF YOU WISHED TO BUY THE BEST FLORENTINE T-BONE STEAK AND ABOVE ALL TO KNOW EVERYTHING ABOUT IT, WOULD YOU GO AND BUY IT FROM THE LOCAL BUTCHER DARIO CECCHINI IN PANZANO IN CHIANTI OR FROM GREAT BURGER AT THE INTERSECTION BETWEEN REGENT STREET AND OXFORD STREET IN LONDON? THE ANSWER IS OBVIOUS. IF YOU WISH TO BE CERTAIN OF KNOWING EVERYTHING PERTAINING TO THE PROPERTY YOU ARE ABOUT TO PURCHASE AND YOU WANT TO BE SURE YOU HAVE ASSESSED EVERYTHING YOU NEED TO KNOW ABOUT IT, FROM THE LOCATION TO THE LEGAL ASPECTS RELATING TO IT, OUR EXPERTISE OF OVER TEN YEARS IN TUSCANY'S MOST GENUINE LOCATIONS IS AT YOUR DISPOSAL AND DOZENS OF OUR AMERICAN, ENGLISH, RUSSIAN, FRENCH CLIENTS AND THOSE FROM MANY OTHER NATIONS WILL BE HAPPY TO DIRECTLY SHARE THEIR EXPERIENCE WITH YOU. Pier Paolo Gigliani Ceo DIVINE TUSCANY luxury & finest properties

#### BASE INFORMATION:

Bed : 3

#### LAND INFORMATION:

Total : 1.5

hectares

Square meter: 300

#### CONVENIENCE:

##### Energy Savings Amenities:

Fireplace, Fireplace,

**Landscape Amenities:** Arable land/olive groove/vineyard, Lawn, Landscaping,