



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

The property, partly renovated, preserve all the features of the ancient rustic Tuscan style such as the stone façade and the exposed beams. Developed on two levels, the country house is in this way composed: on the ground floor there are two separated rooms actually used as cellar. A stone staircase reaches the first floor where a semi covered space with windows, allows to enjoy the breathtaking panorama offered by unspoiled nature in the surrounding landscape. The living area has a kitchen, three bedrooms and a bathroom with shower. The country house also has 10 hectares of land divided in wood and arable land with 180 olive trees, many almond trees, ancient trees and an agricultural outbuilding. It is possible to place a pool and there is a ready realization project. The presence of an artificial lake for exclusive use and a well increase the house's prestige. The property first floor has been renovated in the 80s and need some general modernization works. The ground floor and the outbuilding need a total renovation. We are the number one real estate agency in Tuscany: specialised in villas and old towns centres sales. We sell only carefully certified properties. The others can sell what they want. But thanks to the Certified-Properties Italia patented method " THOR-CONTROLLER "™ (www.certified-properties.com), we guarantee that our clients heading for a cocktail on the terrace, instead of off to the lawyer to solve their property problems. You can buy this property in total quietness, due to the fact that has been verified and got the prestigious approval certification by Certified-Properties Italia (www.certified-properties.com). REF P729 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 Giglioni Ceo DIVINE TUSCANY luxury & finest properties

**BASE INFORMATION:**

Bed : 3  
Bath : 1

**LAND INFORMATION:**

Total : 10  
hectares  
Square meter: 146

**BUILDING INFORMATION:**

Number of Floors : 2

**CONVENIENCE:**

**Landscape Amenities:** Arable land/olive grove/vineyard,Lawn,

