

Mark of approval
"CERTIFIED-PROPERTIES
APPROVED"

Checks that have been made
on this property:

- Cadastral Compliance ✓
- Urban Conformity ✓
- Mortgage Compliance ✓
- Financial Compliance ✓
- Technical Compliance ✓
- Cost Estimation Control ✓
- Conformity with the Law ✓
- Property Title Compliance ✓

CERTIFIED-PROPERTIES
operates throughout the
world, especially in Italy,
assures every control is
taken concerning the legal
formalities of your property,
facilitating a problem free
transaction.

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DIVINE TUSCANY
LUXURY & FINEST PROPERTIES



In the heart of Val D'Orcia, an area protected by Unesco for its beauty as World Heritage Site, we are glad to offer this beautiful 230 square meters country house with Italian garden, swimming pool, 35 square meters of outbuilding to be restored that could be easily converted in a dependence.

The property is surrounded by 10 hectares of land with 200 olive trees and fruit trees. The dominant location gives to the property an unparalleled view. We reach the property by a tree-lined road that flows into the beautiful Italian garden with box hedges, lavender, cypresses and olive trees. On the ground floor there is a wide and bright kitchen with fireplace, the laundry, an utility room, two bedrooms and one bathroom. In the kitchen there is an access to the garden and to the panoramic terrace. On the first floor there is typical cast iron stove, three bedrooms and one bathroom. The annex can easily be converted into a dependence with its independent entrance. The 200 hectares of land includes 200 olive trees, fruit trees, the elegant garden and the panoramic swimming pool. The finishes are very accurate and respect the typical Tuscan style, with cotto floors and exposed beams. Energetic Class G (= 175 kWh/m² year) 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 P468 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 : 5
Bath : 3

LAND INFORMATION:

Total : 10
hectares
Square meter: 230

CONVENIENCE:

Community Amenities: Swimming Pool,
Energy Savings Amenities: Wood Stove, Fireplace, Fireplace, Gas Hot Water,
Exterior Amenities: Covered Patio, Exterior Lighting, Fruit Trees,
Landscape Amenities: Arable land/olive groove/vineyard, Lawn, Landscaping,

