

A795, APARTMENT WITH GARDEN IN THE MEDIEVAL CASTLE OF VAL D'ORCIA NEAR PIENZA.

For sale. € 449.000



Mark of approval
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- Cadastral Compliance ✓
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 LUXURY & FINEST PROPERTIES



Pienza, Pienza

Inside Orcia Valley, Unesco heritage, we offer these apartments with a total area of 254 square meters in a historic medieval castle of 1200 near Pienza.

The property, located in the heart of Val d'Orcia, a short distance from Pienza and Bagno Vignoni, is part of a historic Medieval Castle, recently subject of an accurate and meticulous renovation, which took into account and maintained the characteristics of the original structure. The two apartments with a total area of 254 square meters that made up the building are independent of each other with entrance on the ground floor. The first consists of a large living room, kitchenette, bedroom with mezzanine and bathroom. From an evocative access you get to a walkway on the battlements of the walls and from this you go towards a private tower from which you can admire the beautiful landscape of Val d'Orcia. The second apartment includes a living room with kitchenette, bedroom and two bathrooms. The property also has a large cellar divided into two rooms with access to an exclusive outdoor area, set inside the castle fortification and with two separate entrances. In addition there is a green area outside where it is possible to park the car. The property is ideal to be put on income through the insertion in the circuit of temporary tourist lease. This kind of tourist rent guarantees high profitability basically free from risk of default. Divine Tuscany & Finest Properties is the number one real estate agency in Tuscany: specialized in villas and old towns centers sales. We only propose 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, maybe in Val d'Orcia, instead of off to the lawyer to solve their property problems. You can purchase this property in total tranquility, due to the fact that has been verified and got the prestigious approval certification by Certified-Properties Italia (www.certified-properties.com). 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-year's 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 A795 Divine Tuscany & Finest Properties is the number one real estate agency in Tuscany: specialized in villas and old towns centers sales. We only propose 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, maybe in Val d'Orcia, instead of off to the lawyer to solve their property problems. You can purchase this property in total tranquility, due to the fact that has been verified and got the prestigious approval certification by Certified-Properties Italia (www.certified-properties.com). 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-year's 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. **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**

BASE INFORMATION:

Bed : 2
 Bath : 3

LAND INFORMATION:

Square meter: 254

CONVENIENCE:

General Amenities: Cable TV,
Energy Savings Amenities: Fireplace, Fireplace, Gas Hot Water,
Exterior Amenities: Exterior Lighting,

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