



House Twelve-bedroom (13+1)

723 m², Siena, Tuscany

€ 6 912 442 | CZK 172 500 000





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Plot	22 000 m ²
Parking	Yes
Garage	Yes
Cellar	-
PENB	F
Reference number	108269



A spacious, renovated historic farmhouse offering complete privacy and comfort, nestled in the hills of the impressive Val d'Orcia region, which inspired many Renaissance painters. The typical rural building is surrounded by a garden and olive grove.

The main building is divided into **4 separate residential units**: an apartment (320 m²) with a living room, a dining room (connected to the **courtyard**), a kitchen, a library, a bathroom, a laundry room and 4 bedrooms with private bathrooms. **Apt. A and B** (both 53 m²) have a living room with a kitchenette and 2 bedrooms with en-suite bathrooms, **apt. C** (27 m²) is a studio with a bathroom. There is also a **separate guesthouse** (130 m²) with its own access from the courtyard of the complex, where there is access to a spacious living room with a loft, connected to the kitchen and a covered courtyard, all 3 bedrooms have en-suite bathrooms. The next building is a **two-story garden house** (100 m²) with a **summer kitchen**, dining room and bathroom.

The exterior has retained the **rustic appearance** of the **farmhouse**, while the interior finishes are typically **contemporary** with respect for the original materials: stone and brick walls, stone and wooden floors, brick vaults, wooden beams. The design was carried out by an experienced architect and interior designer. In the garden there is a **panoramic swimming pool** (15 x 6 m) with an adjacent **terracotta terrace** and a grassy area for sunbathing. Around **250 olive trees** ensure the production of **excellent Tuscan extra virgin olive oil** (up to 300 kg in the best seasons), the property is complemented by plots of arable land (just over 3,000 m²). A **private pond** provides water for irrigation of the garden and olive trees. A **large parking lot** is available for guests, and the owners have an **underground garage** in the garden house.

The farmhouse is set in a **very private location** and at the same time not far from a small town with all the basic services. Important towns in the area such as Asciano, Pienza and Montalcino are all reachable in just over half an hour by car.

Usable area 723 m², total land 22,000 m².