



  
PROPERTY  
**QUEEN**

**SAN QUIRICO D'ORCIA, TUSCANY**







# Sant Ansano

## San Quirico d'Orcia, Tuscany

**Enchanting location, breathtaking views and a farmhouse that exceeds all expectations.  
Your property search is officially over.**

6 bedrooms, 6 bathrooms in total

**Total land area:** 4,9 Ha; **total floor space** 500 sq m (all measurements are approximate)

**San Quirico d'Orcia 2 km, Bagno Vignoni 3,5 km, Castiglione d'Orcia 8 km, Pienza 14 km, Siena 46 km**

Completely restored between 2012 and 2014 this property has been transformed with impeccable taste, flair and the finest materials to become a comfortable and flexible year-round home, ideal for intimate gatherings or large family parties. With a master suite to die for, guest bedrooms that will encourage your guests to never leave and large open living spaces the interiors are light and modern but with touches of the original Tuscan features that create a unique and very beautiful property.

The main house has the main living area on the first floor, access by external stairs and a glorious loggia that frames the extraordinary panorama of the Val d'Orcia. Here you enter a large, high-ceilinged kitchen with travertine floors and all modern appliances, sliding wooden doors open to an impressive sitting room/cinema. From here you can access the first guest suite with ensuite bathroom. The master suite is situated at the opposite end of the house and has a spacious sitting area/study, dressing room and bedroom area with fireplace, master bathroom with bath.

Downstairs there are a further two bedroom suites, one with separate sitting room that is also plumbed for a kitchen should a guest apartment be required, the central part of the house is a barrel vaulted open reception space.

Across the courtyard the 'Parata' is a huge, open space for dining, relaxing and entertaining, a large fireplace and outdoor kitchen mean that warm weather dining is almost exclusively in this area of the property. There are two further guest suites in this building and large glass sliding doors that open onto the terrace and frame the most perfect views. There is also a large studio/office with independent entrance that could become further guest accommodation. In the winter months this building also houses the lemon trees and becomes a winter conservatory.

### **Outbuildings:**

Laundry room in the old pig sties

Technical rooms for water tanks and boiler, solar panel controls and water storage



### **Land:**

The sale includes around 4,9 hectares of land; woodland, olive groves with some 200 olive trees and natural gardens that surround the house and are home to plants and trees that thrive in this Mediterranean climate. The swimming pool is situated in a secluded area away from the house and is an unusual oval shape mirroring the lake that was once in this place, with travertine 'shelf' and uniform 2.25m depth it is ideal for both diving and for young children. The remainder of the land is woodland.

### **Services:**

Mains electricity, underfloor Gas GPL heating, mains water plus well and rainwater tanks for irrigation, solar panels for hot water and heating the pool.

**Asking Price: €3.400.000**

Energy Class: C































































ABIGAIL JONES

AGENTE IMMOBILIARE & PROPERTY FINDER

CORSO GARIBALDI N.100, SARTEANO, (SI)

TEL. +39 333 3085445 EMAIL: [abby@propertyqueen.it](mailto:abby@propertyqueen.it)

1.Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Property Queen Srls in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Property Queen srls nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are approximate only.