Il Castello
IMMOBILIARE

Country houses for Sale in Radicofani (SI) **430.000 €**

Ref: CS139



Size : 400 sqm
Field : 6 ha
Rooms : 4
Bedrooms : 3
Bathrooms : 3
Garage : Double
Garden : Private
Energy class : F
IPE : 195,29

RADICOFANI (SI) at an altitude of about 570 m asl, inside the Val d'Orcia Park, farmhouse for sale (part of an organic farm) with about 6 hectares of land divided between woods (about 1 hectare), arable land (about 3 hectares), olive grove (about 2 hectares with 220 plants), there are also various fruit trees, a well (with large flow rate) and an artificial reservoir for collecting rainwater. Location with excellent microclimate halfway between San Casciano Dei Bagni and Pienza. There are various rural volumes, in addition to the main farmhouse of about 400 square meters and 3 annexes of a total of 240 square meters. The farmhouse (still rural) has been almost completely renovated in recent years, leaving the old ceilings with beams and joists and terracotta floors unchanged, with particular attention to the insulation of the roof, walls (cork) and insulation from humidity on the ground floor. On the ground floor there are large storage rooms, warehouse, cellar, stalls and some rooms in the process of being used for service personnel (changing room, bathroom, cooking area). On the first floor which is accessed by an external staircase we find the apartment divided into kitchen with fireplace, living room with covered terrace, 3 bedrooms, 2 bathrooms, finally it also has a partially usable attic which is accessed from an internal trap door. New systems (certified, including alarm), water from the municipal aqueduct, LPG heating and wood-burning thermo fireplace, predisposition for solar panels. Wooden window frames. The farmhouse has an enchanting panoramic position, facing East / South-West and the whole property is easily accessible, with the possibility of transferring volumes and building a swimming pool. Possibility of keeping the farm active or transforming it into an accommodation business (B&B). Request Euro 430,000 negotiable. (Energy Class: F and I.P.E .: 195.29 KWh /

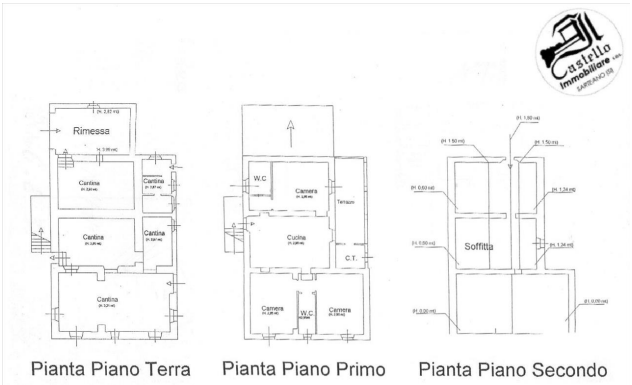
m2year) Ref CS139







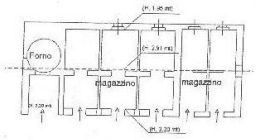


Pianta Piano Terra Pianta Piano Primo Pianta Piano Secondo



Pianta
Piano Terra
magazzino 1



Pianta Piano Terra
Stallini e Forno



Pianta
Piano Terra
magazzino 2























































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