



## LUXURY COLLECTION



# VILLA VAL D'ORCIA

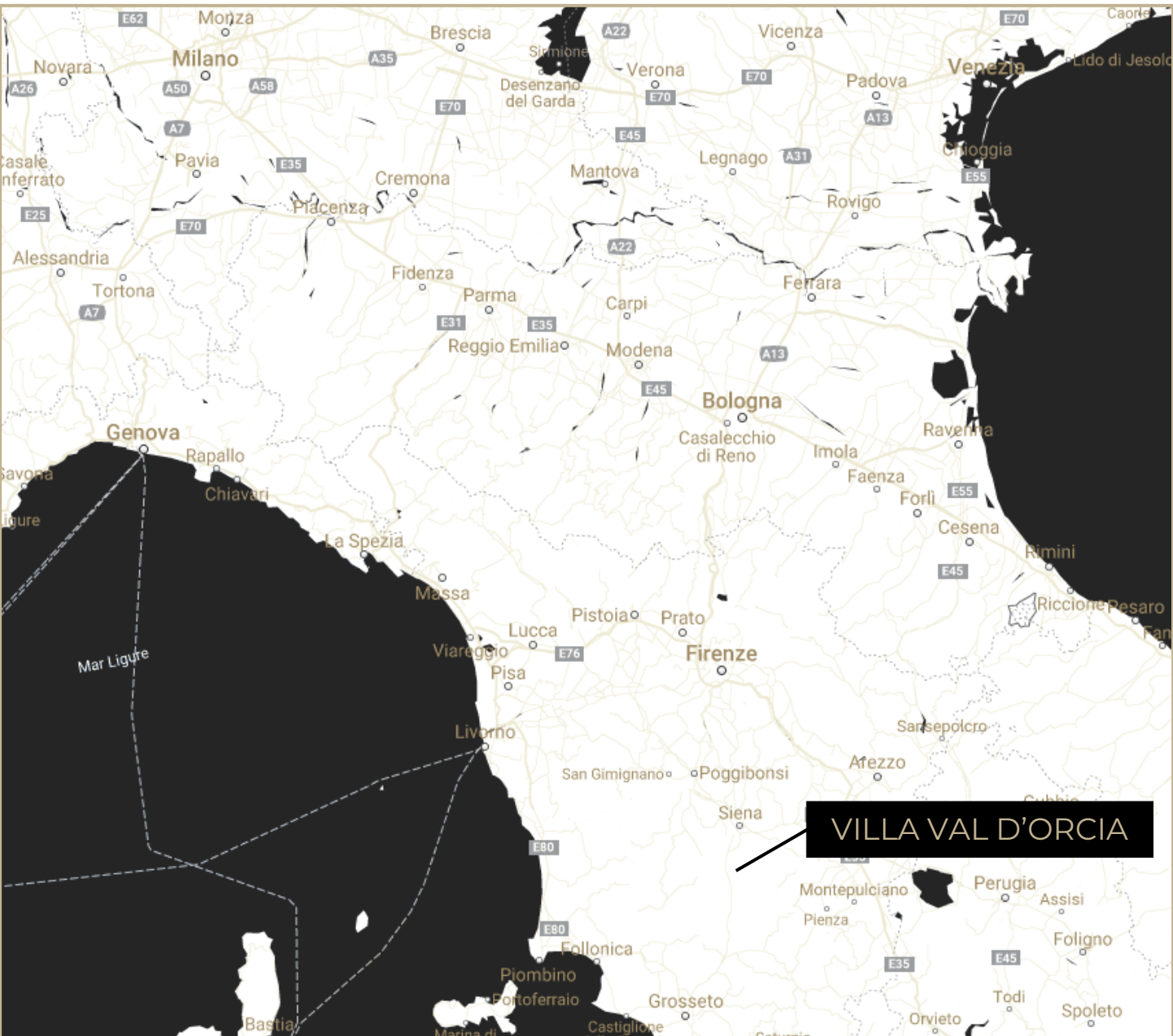
Radicofani | SIENA | Tuscany

**€ 1.850.000**

Fees: 4%



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VILLA VAL D'ORCIA

- SIENA – 43 mi.
- FLORENCE – 86 mi.
- LUCCA – 125 mi.
- FLORENCE AIRPORT – 93 mi.
- PISA AIRPORT – 136 mi.
- MILAN – 280 mi.
- VENICE – 242 mi.
- ROME – 110 mi.
- NEAPLES – 235 mi.
- PERUGIA – 43 mi.





BEDROOMS

7



BATHS

6



BUILT

6.000  
sqft



GARDEN

753.474  
sqft

Villa Val d'Orcia is a centenary farmhouse, entirely built with the Radicofani's stones. The property is fully refurbished and complies with all historical conservation standards. The estate is surrounded by 7 hectares of land and is located on the top of a hill, enjoying an incredible view over the Val d'Orcia and Val di Paglia.

The villa is on three levels. The ground-level is directly accessible from the garden, through a large entrance that hosts a designer's iron staircase; moreover, a built-in kitchen, a large dining room, a double bedroom with its private bathroom and a stunning living room with a stone fireplace and double access to the patio. In addition, a guest bathroom, a laundry room and a technical room. The first floor features a living room, a double and a triple bedroom with each a private bathroom and wardrobe. The rooms all have access to a patio which offers an enjoyable view of the Radicofani Tower. The second floor opens on to a large living room with a fresco and hosts two double bedrooms, both with a bathroom with shower and a walk-in closet.



The light that pervades the entire property makes this site the ideal country-living experience in Tuscany, the cradle of Italian literature, as well as food&wine culture.

The materials used for the refurbishment are entirely local: terracotta from Siena, wood and stone from Radicofani. The furniture is in style with the house and comfortable and the fresco - created by a famous Spanish painter - enhances the rooms with bright colors and bucolic scenes.

The beautiful stone staircase on the side leads to the apartment on the first floor. The villa could be divided into two apartments with independent entrances and heating.

Villa Val d'Orcia is located less than 1 km from the village of Radicofani (Siena), in Val d'Orcia. This area is part of the UNESCO's World Heritage sites, and is an icon of Tuscany's most beautiful landscape. The most famous Italian wines Brunello di Montalcino and Nobile di Montepulciano are produced very close to the villa.

Radicofani is known for its impressive castle and for being located along the Via Francigena. It is also familiar to the pilots and the public of the legendary car race "Mille Miglia", as one of the most wonderful tour-stops. The village offers a good selection of bars, restaurants, taverns, supermarkets and a pharmacy.





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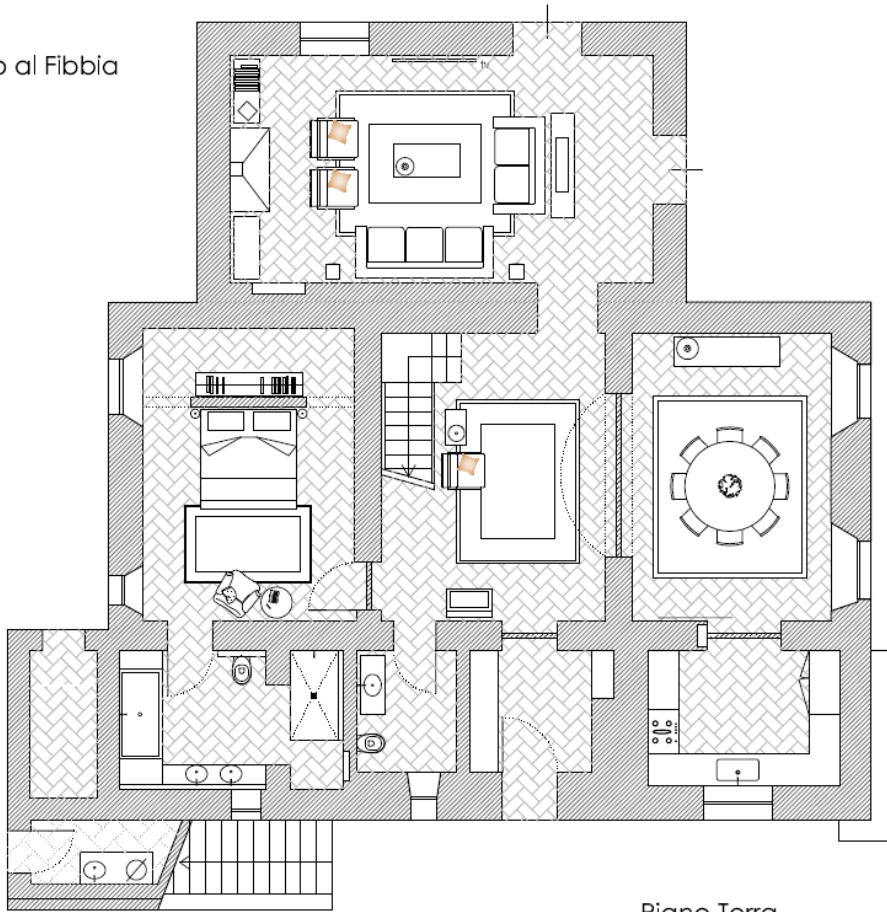




LUXURY  
COLLECTION

FLOOR PLAN

Poggio al Fibbia



Piano Terra  
Scala 1:100

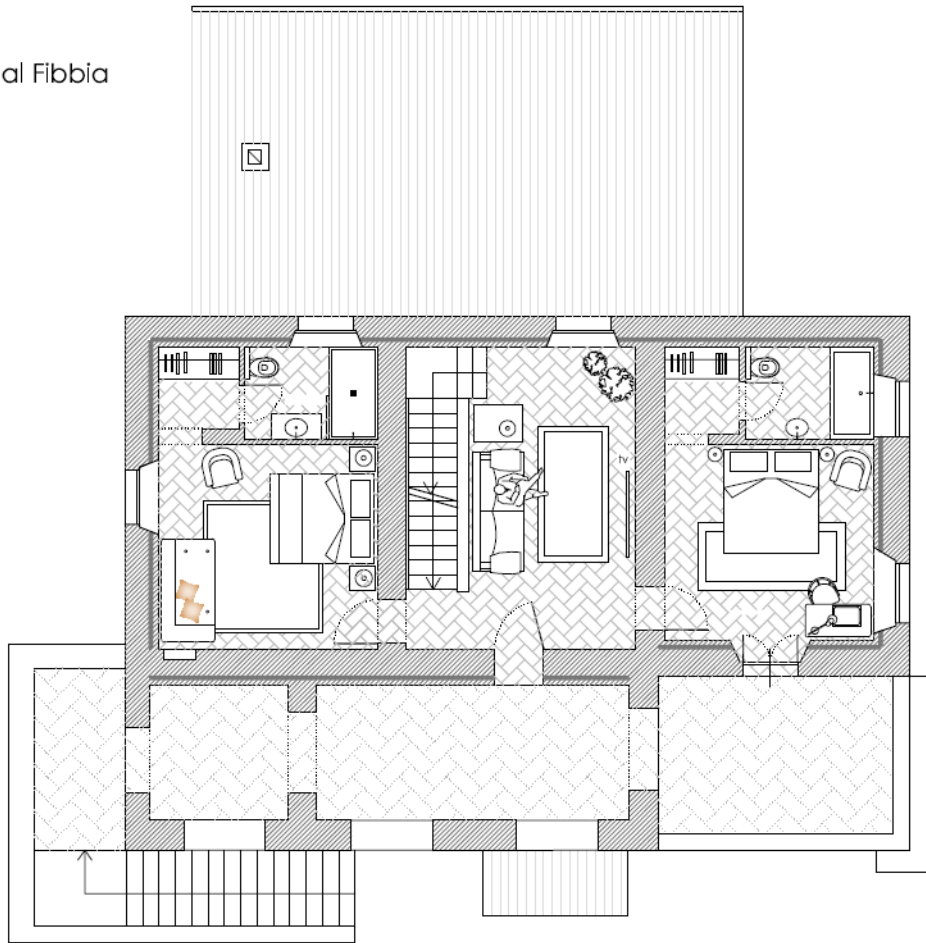
VILLA – GROUND FLOOR  
2.260sqft



LUXURY  
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FLOOR PLAN

Poggio al Fibbia



Piano Primo  
Scala 1:100

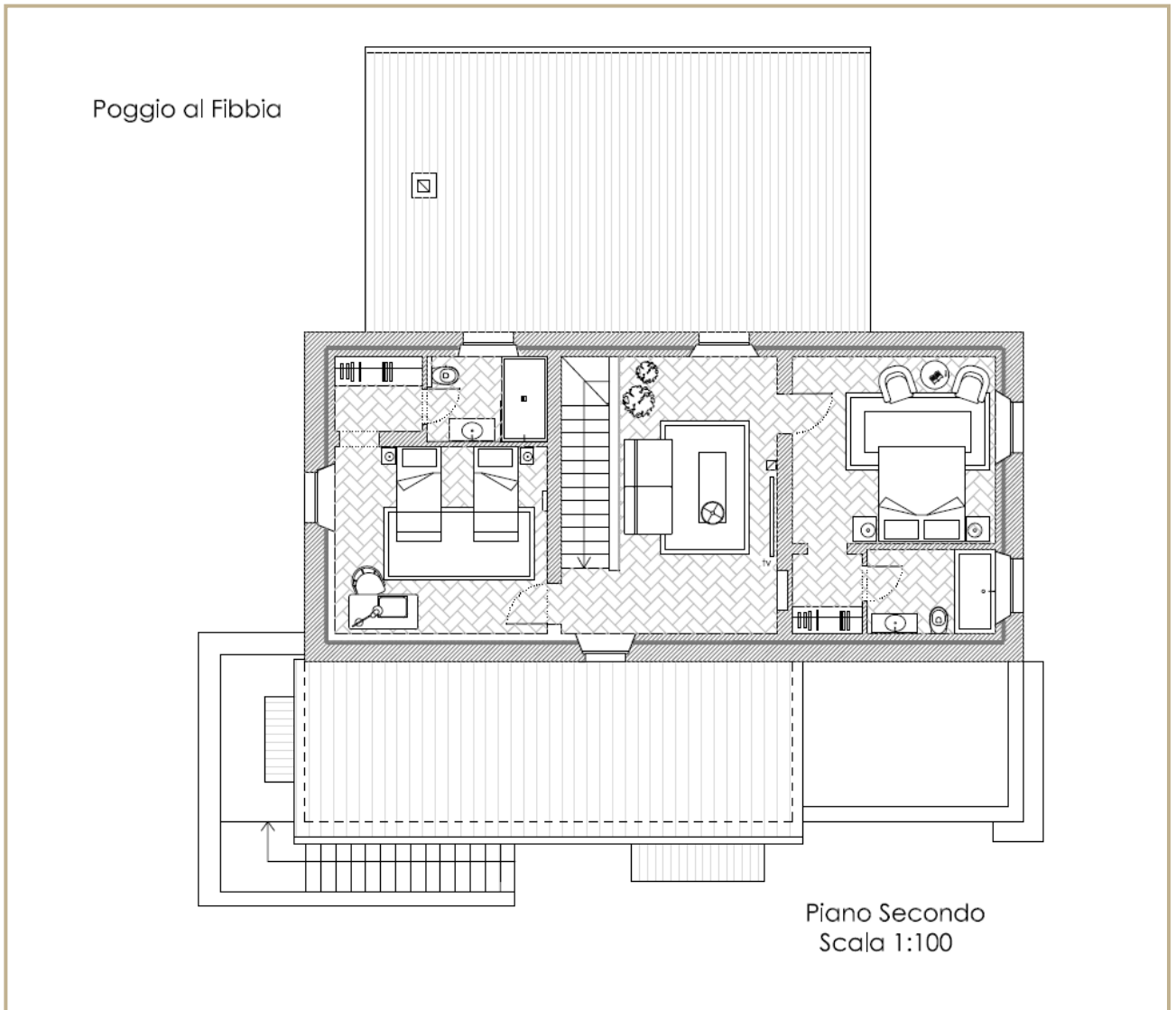
VILLA – FIRST FLOOR  
1.722sqft





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FLOOR PLAN



VILLA – SECOND FLOOR  
1.022sqft



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