



## Portion of villa for sale in Trequanda

### Castelmuzio

**€ 450.000**

**Ref. CBI118-1923-301624**



**149 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 7**

A few kilometers from Pienza - registered on the UNESCO World Heritage list - and exactly in Trequanda, Coldwell Banker Gruppo Bodini is pleased to offer an enchanting and independent portion of a farmhouse of approximately 149 square meters surrounded by greenery of the Sienese countryside.

Built according to the most traditional canons of Tuscan architecture, the property is characterized by its beauty and the comfortable environments typical of rustic farmhouses, with vaulted ceilings and arches, materials such as stone, red bricks, wrought iron, rustic wood and terracotta in all the earth's warm colors.

The property is arranged on one level and is composed of a living area with a wonderful lounge with stone fireplace, a large dining area, a typical brick kitchenette with a comfortable closet and two independent sleeping areas: the first with a double bedroom and bathroom, the second with double bedroom, with en suite bathroom, a charming study, and another bedroom.

The property includes a private garage and a spacious room, 5.000 sqm of land including olive groves, pastures and arable land and an exclusive garden of approximately 1000 sqm to which all rooms have access, with a wide and panoramic view of the splendid valley, and a large barbecue area in which to spend pleasant moments of relaxation.

In the magnificent fenced park there is a large swimming pool, an oasis of peace and quiet.

The property is located about 50 km from Siena, in Trequanda, a medieval village and unique landscape of hills characterized by the warm colors of Siena, and is also the ideal solution for an exclusive country B&B.



## Features

|                                 |  |
|---------------------------------|--|
| Property ID: CBI118-1923-301624 | Contract: Sale                                   |
| Categoria: Portion of villa     | Municipality: Trequanda                          |
| Zona: Castelmuzio               | Total sqm: 149 sq.m.                             |
| Bedrooms: 4                     | Bathrooms: 2                                     |
| Rooms: 7                        | Internal condition: Excellent                    |
| Floor: Ground Floor             | Independent heating: Heating                     |
| Date of construction: 2006      | Current Status: Available after the deed of sale |
| Condominium costs: € 300        | Garden: Private, 1.000 sq.m.                     |
| Kitchen: Kitchenette            | Garage: for two cars, 30 sq.m.                   |
| Tv Antenna : Autonomous         | Closet   |
| Fireplace                       | Telephone System                                 |
| Wiring : By Law                 | Shower   |
| Wooden Window Frames            | Shutters   |



















