

Villa for sale in Acquapendente Trevinano € 875.000 Ref. 49



565 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 8

San Casciano dei Bagni Prestigious Farmhouse with Indoor Pool

On the border between Lazio and Tuscany, in the Acquapendente area and just 4.5 km from San Casciano dei Bagni, a renowned spa town in the Val d'Orcia, lies this charming country farmhouse immersed in a natural setting of great tranquility and privacy.

The property enjoys a particularly attractive location: administratively within the municipality of Acquapendente, in the province of Viterbo, but geographically closely linked to Tuscany and San Casciano dei Bagni, just minutes away. An ideal location for those wishing to experience the countryside between Lazio and Tuscany, in an area characterized by historic villages, pristine landscapes, and important spa resorts.

The main farmhouse, approximately 470 square meters, retains the character of the local rural architecture and has been expertly restored to preserve its original character: exposed stone, ceilings with bleached wooden beams, large fireplaces, and bright rooms that create a warm, refined, and timeless atmosphere.

The interiors, characterized by a strong architectural personality, are centered around the magnificent double-height living room with a central fireplace, a dramatic and welcoming space that opens to the upper levels through elegant interior views. The spacious and inviting kitchen, adorned with a traditional Tuscan fireplace, is designed to fully experience the

authentic feel of the countryside.

The property is spread over two levels and hosts five bedrooms and six bathrooms, distributed in a harmonious and functional way, as well as a large room intended for a study/workshop.

The generous and expertly structured spaces offer great flexibility of use, allowing the property to be used both as a prestigious private residence and as an ideal solution for a hospitality business.

One of the most unique features of the property is the independent relaxation annex, home to the pool and wellness area. The large glass surfaces create a strong sense of continuity between the interior and the garden, making this space accessible while maintaining a direct connection with the surrounding landscape. A living area completes the wellness spaces.

Outside, the farmhouse is surrounded by approximately 6.6 hectares of land, ensuring privacy and a pleasant sense of openness to the landscape. The garden surrounding the buildings, with mature trees, olive trees, and shaded areas, contribute to the property's authentic rural atmosphere, while porches and outdoor spaces offer a variety of places to dine, relax, and enjoy the countryside throughout the seasons.

The property represents an interesting solution both as a primary residence or a prestigious second home, and for those wishing to develop a charming hospitality project, thanks to the farmhouse's size, the number of bedrooms and bathrooms, the presence of the pool/wellness area, and the size of the land.

Finally, its proximity to San Casciano dei Bagni, just 4.5 km away, is one of its main strengths: the property allows you to live in a secluded and natural setting while remaining just minutes from one of Tuscany's most famous spa towns.

An authentic, spacious property, surrounded by nature and in a privileged location between Lazio and Tuscany.

Certification

Energy Class: G

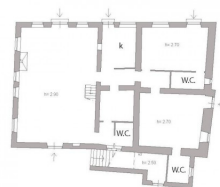
Features

Code: 49	Reason: Sale
Categoria: Villa	Address: LOC.TA' LE COSTARELLE, SNC
Zip Code: 00121	Municipality: Acquapendente
Zona: Trevinano	Total Square Meters: 565 sq.m.
Bedrooms: 5	Bathrooms: 6
Rooms: 8	State of Preservation: Restored
Heating: Heating	Garden: Private
Kitchen: Regular Kitchen	Fireplace
Shower	









PIANO TERRA - GROUND FLOOR



PIANO PRIMO - FIRST FLOOR

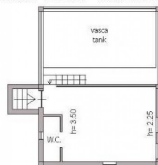


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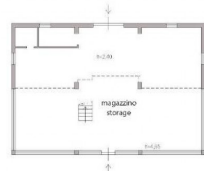
PIANO INTERRATO - BASEMENT



PIANO TERRA - GROUND FLOOR



PIANO TERRA - GROUND FLOOR



SOPPALCO - ATTIC

