

Paradise in Tuscany



**HIGHLIGHTS**  
**VILLA CASALE**  
**(Montalcino, Italy)**

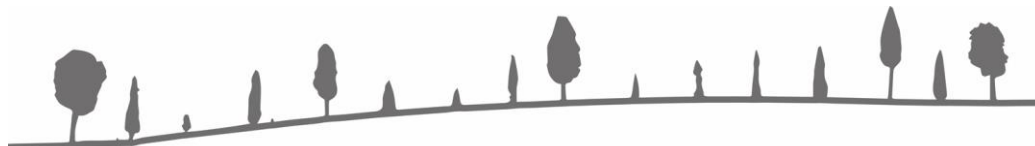
*Stone Farmhouse in the heart of Tuscany, graciously located in the Val d'Orcia in the famous "Crete Senesi"*

**Guide Price €695.000 including furniture**

Built in 2010  
Lot size: 2000 sqm / 0.5 ac

Living space: 190 sqm / 2045 sqf  
Rooms: 9 / Bedrooms:3

Bathrooms: 3 / Floors: 2  
Swimming pool 5 x 10mt



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## VILLA CASALE

### Highlights

The farmhouse is in stone and has excellent internal and external finishes. A great deal of attention has been devoted to interior and exterior details.

Thanks to the conformation of the plot, it has been possible to build the house over multi-level floors. Thus, the living area of about 190 sqm/ 2045 sqf includes:

- A lower floor above ground overlooking the garden and offering:
  - A large living room with beautiful windows
  - Kitchenette
  - Bedroom
  - Bathroom
- The "main" ground floor with:
  - A large living area with brick arches,
  - Living room and kitchenette,
  - Double bedroom
  - Bathroom, and a staircase leading to
- The first floor where we find another bedroom with bathroom.

The garden of about 2000 sqm is fenced, with carport and large open area in front of the house. The swimming pool is 5x10 mt large.

Mains: Gas and electricity

### *More information*

The property is part of an ancient "borgo" and can be easily reached via the provincial road that connects Montalcino to Sinalunga. From the main road we arrive at the house by car or by foot on a dirt road of about 200mt/ 218 yds long, flanked by some 50 olive trees that belong to the property and produce excellent extra-virgin olive oil.

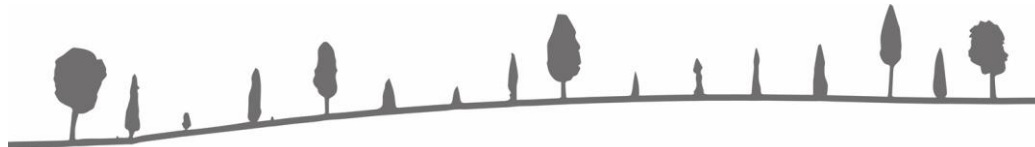
The Borgo (like the English Borough, German Burg, French Bourg) was a medieval small village consisting of several stone houses, where farmers and other craftsmen worked and lived. This villa lies somewhat detached from the main borgo and have the entrance from the opposite side of the village.

The "**Crete Senesi**" – that is, the **clay knolls** which dot the landscape - are the result of the steady erosion of the sediment which remains of the Pliocene Sea, a large body of water from between 2.5 and 4.5 million years ago. This area, sometimes referred to as the **Desert of Accona**, is full of traces of ancient cultures, small medieval towns, local festivals, and stunning landscapes. The area consists of a range of hills and woods among villages and includes the comuni of Asciano, Buonconvento, Monteroni d'Arbia, Rapolano Terme and San Giovanni d'Asso.

### **Key distances (approx.):**

- Lucca: 191km/118.6mi

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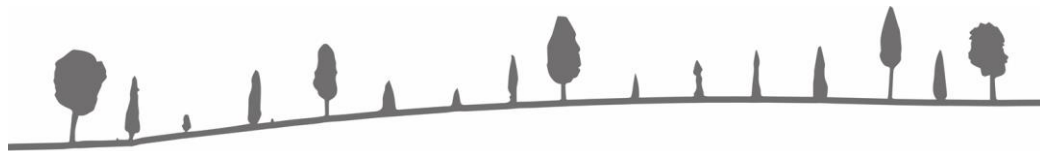


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- Torre del Lago (opera festival): 213km/132mi
- Versilian Riviera, with shopping and famous Wednesday market: 229km/142mi
- Carrara marble quarries: 244km/151.6mi
- Pisa: 185km/115mi
- Florence: 116km/72mi
- Siena: 47km/29mi
- Piombino (Ferry boat to Elba): 142km / 88.3mi
- Cortona (Beautiful Etruscan town): 44km / 27.3mi
- Montepulciano: 30km / 18.6mi
- Cinque Terre: 300km/186mi
- Closest airport (Pisa): 167km/103.7mi
- Roma: 204km/ 127mi
- Nearest shop/bar – 2.5km /1.6mi

### ***Info about taxes and other purchase costs (provided the seller is a natural person and not a juridical person)***

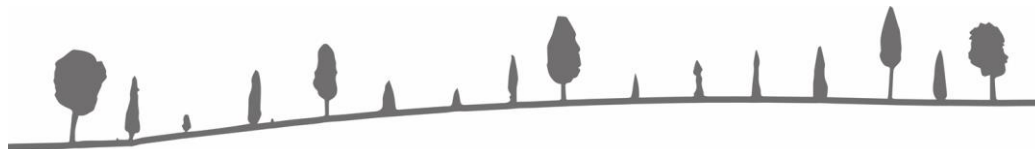
- “Imposta di registro” - Purchase tax:
  - If the property is bought as a second home or by a Non-resident (approx.): 9% of cadastral value (multiplied by a coefficient of 126).
  - If the property is bought as a first home or by an Italian Resident (approx.): 2% of cadastral value (multiplied by a coefficient of 118.5).
- Notary Public (these values may vary):
  - Honorary (approx.) €3,000 + VAT
  - Translation of the Purchase contract: €1,000 + VAT
- Technical report for Notary Public: can vary according to the complexity of the task – range € 2,000 – 6,000
- Commission to Paradiseintuscany paid by the buyer: 3% of purchase price.



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## PICTURES OF VILLA CASALE





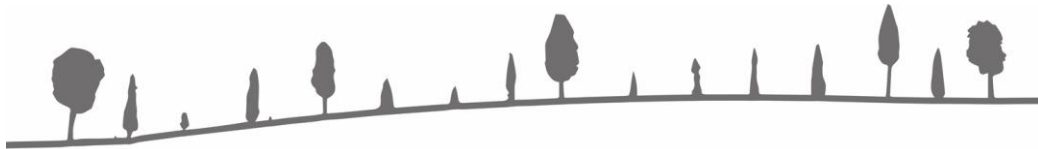
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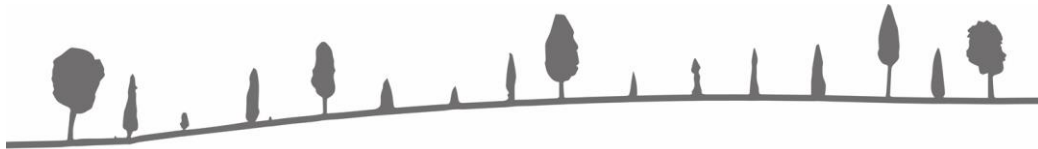


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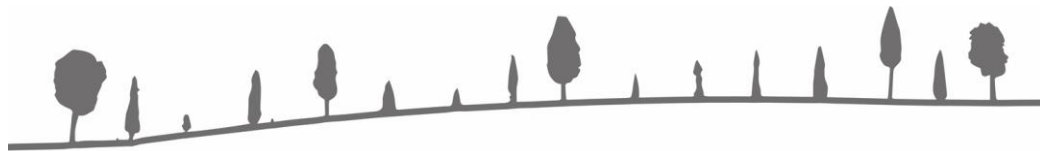


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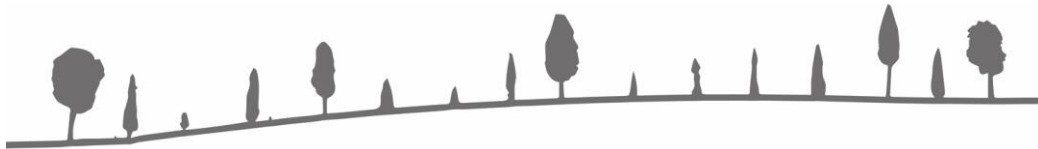
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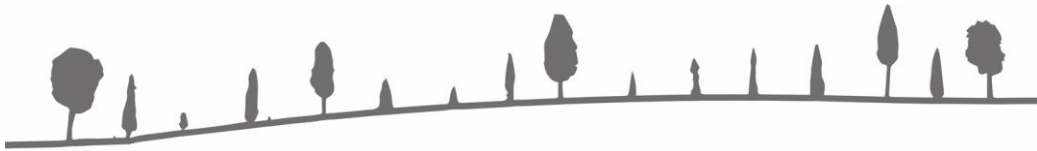
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