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Via Guarnacci, 29 - 56048 Volterra
Phone number 058887915 Mobile 3421248043

# for Sale to Sorano



## 85 square meters | : 1 | : 1 | : 4

THE ART OF LIVING IN TUSCANY

An elegant designer residence in the heart of a medieval village.

Some places are not simply renovated. They are brought back to life.

Perched among the spectacular tuff-stone cliffs of southern Tuscany, Sorano preserves an extraordinary sense of history and authenticity, with its ancient stone architecture, timeless atmosphere and landscapes that seem to belong to another dimension of time.

It is here that we are delighted to present an elegant residence, recently restored as part of an exceptional architectural project by renowned architects from San Gimignano.

A restoration guided by a deep understanding of the village's identity, carefully preserving its original character while introducing a harmonious combination of natural materials, traditional craftsmanship and contemporary Italian design.

Natural stone, wood, terracotta and aged wax-finished iron blend beautifully throughout the interiors, where every detail reflects a thoughtful architectural vision.

The residence is enhanced by iconic Italian design brands, including Lago kitchens, Antonio Lupi bathroom fittings, FontanaArte and Kartell furnishings, together with state-of-the-art comfort solutions.

The Living Spaces: Comfort, Design and Functionality.

The property is arranged entirely on the ground floor and benefits from its own independent entrance.

At the heart of the home is a spacious and welcoming open-plan living area with kitchen, designed as a convivial space for relaxing and enjoying time together.

The living area features a double sofa bed and an additional single sofa bed, offering flexible sleeping arrangements for guests.

The accommodation is completed by a double bedroom, a bathroom and a convenient storage room.

Particular attention has also been given to comfort and modern technology: heating is provided by a latest-generation pellet stove, while domestic hot water is supplied by a heat pump system.

An Additional Shared Space: The Panoramic Tavern.

The residence also includes a 50% shared ownership interest, together with the second apartment in the same building, in an attractive lower-ground-floor communal space designed as a traditional tavern.

It features a kitchenette, bathroom, utility room and an outdoor panoramic terrace.

An additional space that extends the possibilities of both residences, ideal for social gatherings, relaxed evenings and enjoying the surrounding landscape.

A Cellar, A Story Within a Story.

For those wishing to add an even more distinctive feature to their property, a beautiful, fully restored cellar carved directly into the ancient tuff rock is also available for separate purchase at €50,000.

An atmospheric space where the original stone becomes the protagonist, ideally suited for storing wine and extra virgin olive oil.

A charming and distinctive feature that celebrates one of the most authentic traditions of Tuscan culture.

A Home to Enjoy. An Opportunity to Make Your Own.

The property is offered fully furnished and equipped, with high-quality finishes and every detail already taken care of.

No renovation projects, no additional furnishing decisions, no waiting.

Simply arrive, open the door and feel at home.

Its practical ground-floor layout, independent entrance, double bedroom and additional sleeping arrangements in the living area make this residence particularly appealing both as a private second home and for short-term holiday rentals.

An ideal opportunity for those wishing to own a second home in Italy, enjoying it personally throughout the year while having the option of generating rental income through holiday stays when away.

Sorano is a gateway to a remarkable and still relatively undiscovered Tuscany: from the ancient Etruscan Vie Cave to nearby Sovana, from the natural thermal waters of Terme di Sorano to the enchanting village of Pitigliano, and onward to the landscapes, culinary traditions and historic villages of the Maremma.

A region rich in history, nature, gastronomy and culture, with access to international connections through Rome.

An elegant residence, a panoramic shared tavern and, for those who wish, a cellar carved into history.

Because true luxury is not always about having more. Sometimes, it is simply about finding the right place.

BEYOND THE RESIDENCE: AN OPPORTUNITY TO DISCOVER

This property offers the possibility of becoming part of a wider residential concept, where architecture, shared experiences and Tuscan traditions come together.

Included with the apartment is a 50% undivided ownership interest in an attractive lower-ground-floor communal space, shared with the

second residence in the same building.

Designed as a traditional tavern, this atmospheric space features a kitchenette, bathroom, utility room and an outdoor panoramic terrace, offering an inviting setting for social gatherings and memorable moments while enjoying the surrounding landscape.

And for those looking for something truly special

A remarkable, fully restored cellar carved directly into the ancient tuff rock is also available for separate purchase at €50,000.

An authentic and atmospheric space, ideal for storing wine and extra virgin olive oil, where the history and original character of the village become part of a distinctive Tuscan experience.

TWO RESIDENCES. ONE SHARED VISION.

It's possible to purchase also the apartment that completes the entire building, creating an appealing property concept: two independent residences, their respective 50% ownership interests in the panoramic communal tavern, and the option to acquire the historic cellar separately.
Ref. 548:

An interesting opportunity for a family or multiple households wishing to share a special place in Tuscany, as well as for those considering the development of a distinctive holiday hospitality business.

A home to enjoy, a space to share, a cellar to discover.

Tuscany at its most authentic.

## Property details

| | |
|---|---|
| **---> Codice <---**: 549 | **---> Motivazione <---**: Sale |
| **---> Tipologia <---**: | **Region**: Toscana |
| **---> Provincia <---**: Grosseto | **---> Comune <---**: Sorano |
| **---> Prezzo_Richiesto <---**: € 300.000 | **---> Totale_mq <---**: 85 square meters |
| **---> camere <---**: 1 | **---> bagni <---**: 1 |
| **---> Locali <---**: 4 | : Yes |



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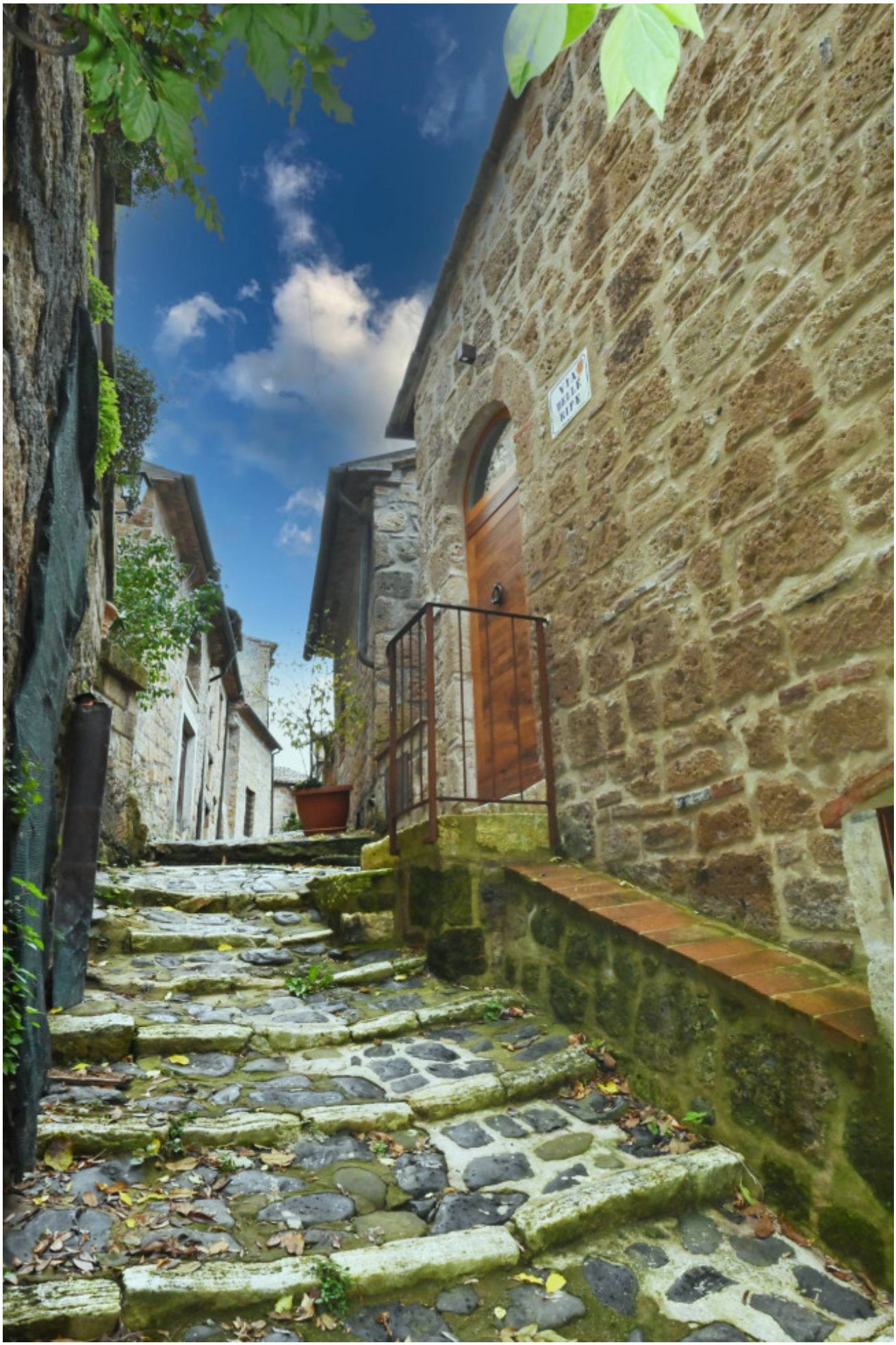




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