

Rolling Hills

CHARMING ESTATES



Ref: TCR-049

Toscana - Siena - Pienza

PRICE: 2.950.000,00

GENERAL INFORMATION

Surface: 870.00 Mq

Bedrooms: 8

Bathrooms: 10

Swimming-pool: 1

Land: 4 ha

Exclusive farmhouse with swimming pool for sale near Pienza.

Magnificent real estate (870 sq.m) for sale, located a few kilometres from Pienza and Montepulciano. It includes 10 bedrooms, 8 bathrooms, 4 ha of plot with 300 olive groves and a 16*6.5 m swimming pool.

The location is exclusive, quiet and panoramic, with a 360° view over the hills of Val D'Orcia.

The main building is an ancient stone farmhouse of 360 sq.m, arranged over 2 floors.

-On the Ground Floor there is a kitchen, dining room, large living room with fireplace and bathroom.

-The First Floor comprises 4 bedrooms and 3 bathrooms.

We would like to emphasize that the rooms are very bright because they are equipped with French windows, which is an unusual characteristic in this kind of buildings.

ENERGY SUPPLY "G" 265,42 kWh/sq. m year.

Near the house are two outbuildings, for a total of 410 sqm, which are used as guest apartments with in total 6 bedrooms and 4 bathrooms.

There is a fourth edifice of 100 sq.m now used as a storage.

The plot is 4 ha, with an olive grove of about 300 plants.

DISTANCE: Both Montepulciano and Pienza can be reached in just 10 minutes by car (8 km), Montalcino 37 min (37 km). The nearest airports are Perugia (1 h, 70 km), Florence (1 h 30 min, 100 km) and Rome (2 h 15 min, 190 km).

PLEASE NOTE: Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to info@rollinghillsitaly.com, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



Rolling Hills Italy
 Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com