Ref: TCR-048

Toscana - Siena - Asciano

PRICE: 1.800.000,00

GENERAL INFORMATION

Surface: 1200.00 Mq
Bedrooms: 12
Bathrooms: 11
Swimming-pool: 1
Land: 13 ha

Prestigious property for sale near Siena, Tuscany.
For sale an estate of about 1200 sq.m located a few kilometres from Siena and Montalcino, in Tuscany. It is composed of 12 bedrooms, 11 bathrooms, a swimming pool and 13 ha of land.
The location is extremely quiet and panoramic. Each window offers a lovely view over the surrounding countryside.
The main building is composed of an ancient brick farmhouse (700 sq.m over two floors) dating back to the XVIII century and characterised by a charming loggia.
On the Ground Floor, there are several sitting rooms, a kitchen, a pantry and a bathroom.
The First Floor comprises a large sitting room with a fireplace, 7 bedrooms and 6 bathrooms.
In front of the farmhouse, connected to it through a courtyard, there is   250-sq.m outbuilding, which includes a big study (130 sq.m) and 2 apartments.
ENERGY CLASS "G" EPI (Energy Performance Index) 195,37 kWh/sq. m year.
There is also a basement garage of 150 sq.m and another building divided into two apartments.
All the buildings are in a perfect state and equipped with air conditioning.
This property is ideal to be a private home but also a tourist accommodation.
The plot of land is about 13 ha, with a park with swimming pool (15x6 m) 4 ha of arable land and 9 ha of wood.
DISTANCES: The nearest town is 10 min (8 km) from the estate. Siena and Montalcino 25 min (20 km). You can reach the sea in 1 h30 (95 km). The nearest airport is Florence (1 h 10 min, 89 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!

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