

# *Rolling Hills*

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CHARMING ESTATES



Ref: TCR-047

Toscana - Siena - Sarteano

PRICE: 980.000,00

## GENERAL INFORMATION

Surface: 750.00 Mq

Bedrooms: 9

Bathrooms: 9

Swimming-pool: 1

Land: 0.3 ha

Prestigious villa for sale in Sarteano, Tuscany.

Villa for sale, located a few kilometers from Sarteano, in Tuscany. It comprises 9 bed-rooms, 9 bathrooms, a fenced parkland and a swimming pool.

The location is panoramic and connected to the main cities. It is perfect to be used as a private home or a touristic facility.

The house (about 700 sq. m) is arranged over 4 floors:

- Lower Ground Floor: several rooms used as storage, a bathroom and a garage
- Ground Floor: Hallway, sitting room with a fireplace, veranda, kitchen, dining area, bedroom and 2 bathrooms.

- First Floor: 4 bedrooms with 4 bathrooms en suite, large panoramic terrace of about 80 sq. m

The Second Floor is an apartment now used by the keepers with 4 bedrooms, 2 bathrooms and a large kitchen- sitting room.

The building is in a good state and it does not need any restoration work.

ENERGY CLASS "G" EPI (Energy Performance Index) 195,37 kWh/sq. m year.

The fenced parkland is about 3000 sq. m and it is adorned with century old trees and a swimming pool.

DISTANCES: The nearest towns are Sarteano (8 min, 4 km), Cetona (15 min, 11 km) and Montepulciano (20 min, 17 km).

The nearest airports are Florence (1 h 30 min, 130 km) and Rome (2 h, 160 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](mailto: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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