

# *Rolling Hills*

CHARMING ESTATES



Ref: TCR-030

Toscana - Siena - Montepulciano

PRICE: 1.490.000,00

Rolling Hills Italy

Via Dell'Opio Nel Corso 62 - Montepulciano

[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 480.00 Mq

Bedrooms: 6

Bathrooms: 8

Swimming-pool: 1

Land: 1.5 ha

**SOLD** Restored farmhouse for sale, located 5 minutes from the centre of Montepulciano.

It includes a swimming pool, 6 bedrooms, 8 bathrooms and 1.5 ha of land.

The panoramic location offers a lovely view over the surrounding countryside, with its rolling hills and luxuriant vineyards.

The main building is composed of an ancient farmhouse (480 sq.m) made of stone and characterised by a dynamic and irregular shape.

The building is on 2 levels:

on the ground floor there are a large entrance, 2 kitchens with dining area, 2 living rooms, a restroom, gym and 2 storages.

The first floor is composed of 4 bedrooms with 3 bathrooms and 2 suites with double private bathrooms (for him & for her).

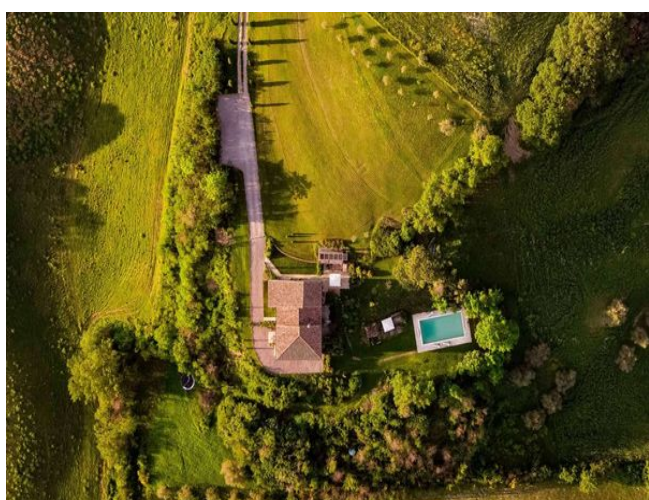
The restoration works, completed in 2020, respected the Tuscan tradition by using the finest quality materials, such as handmade cotto tiles and travertine.

The purchase includes a plot of land of 1.5 ha (15,000 sq. m) mainly divided into a park with a swimming pool of 6\*12 m.

**DISTANCES:** The property is just 5 km (5 min) from Montepulciano and in 19 km (20 min), you can reach Pienza and Monticchiello.

The toll road and the highway are just 10 km (15 min) from the house, so they represent a fast way to reach the main cities and, consequently, the following airports: Arezzo and Siena (50 km, 1h), Perugia (70 km, 1h 15 min), Florence (100 km, 1 h 30 min) and Rome (190 km, 2 h 15 min).





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