

Rolling Hills

CHARMING ESTATES



Ref: TCR-006

Toscana - Siena - Sinalunga

PRICE: 980.000,00

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

GENERAL INFORMATION

Surface: 550.00 Mq

Bedrooms: 7

Bathrooms: 7

Swimming-pool: 1

Land: 1 ha

Farmhouse with swimming pool for sale in Tuscany, near Pienza and Montepulciano.

Brick farmhouse for sale located a few minutes from Sinalunga, Pienza and Montepulciano. It is a complex divided into 6 apartments and it includes 7 bedrooms, 7 bathrooms, a swimming pool and 1 ha plot.

The location offers a panoramic view over the surrounding countryside, but it also has a good road connection and it is easy to reach because the street is not a dirt road.

This 550-sq.m building, completely restored, is arranged over two floors and divided into 6 apartments:

-5 of them are composed of a kitchen, sitting room, bedroom and bathroom.

- 1 of them consists of a kitchen, sitting room, bathroom and 2 bedrooms.

On the Ground Floor is a wide room used as a reception, a laundry room and several rooms used as depots.

The building complex is in a perfect state and the rooms are large and bright.

Energy Class F building, EPI (Energy Performance Index) 151,63 / 175,99 / 126,04 / 108,58 / 181,44 KWH/m2a

The plot of land, which extends to 1 ha (10,000 sq.m), is a parkland with swimming pool.

DISTANCES: The property is just 5 km (10 min) from the nearest town, where you can find shopping centres, railway station, restaurants and cafés.

In 30 minutes by car, it is possible to reach Trequanda (10 km, 11 min), Montisi (12 km, 15 min),

Pienza and Montepulciano (15 km, 20 min), Montalcino (30 km, 40 min).

The nearest airports are Perugia (70 km, 50 min), Florence (100 km, 1h15) and Rome (190 km, 2 h).

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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