

# *Rolling Hills*

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CHARMING ESTATES



Ref: TCR-003

Toscana - Siena - Sinalunga

PRICE: 495.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
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## GENERAL INFORMATION

Surface: 320.00 Mq

Bedrooms: 3

Bathrooms: 4

Swimming-pool: 1

Land: 1 ha

TOSCANA - Sinalunga (Siena) Farmhouse of 320 sq. m for sale. This building with three floors and a turret is located in an elevated and scenic position.

Refurbished and habitable, it comprises 3 bedrooms and 4 bathrooms, a swimming pool and 1 ha of plot with olive trees.

The main building, arranged on three floors and a turret is composed of:- Ground Floor (128 sq. m); kitchen with access to a porch with wood oven, sitting room with fireplace, master bedroom, bathroom, broom closet and a tool shed.

- First Floor (100 sq. m), accessible by both internal staircase and terrace, it comprises 2 bedrooms, one of which is with fireplace and connected to the outside of the building through a French window, and 2 bathrooms.

Energy Class: G; EPI (Energy Performance Index) 292,47 kwh/mq.a

The building is surrounded by 1 ha (10.000 sq. m) of parkland with olive trees (60 plants). There is also a swimming pool (11x5) with panoramic view.

DISTANCES: The property is located just 3 km from the centre of Sinalunga. A lot of towns are very easy to reach within 30 km, for example Lucignano (10 km), Montepulciano (20 km), Pienza (26 km), Cortona (30 km), Siena (35 km), Castiglion Fiorentino (28 km), etc. Moreover, the building is pretty near the Siena-Sinalunga Highway entrance and 10 km from 2 toll-booths, so it is easy to reach the principal cities and consequently the airports: Perugia (70 km), Florence (100 km), Rome (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](mailto:info@rollinghillsitaly.com), to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



