

Rolling Hills

CHARMING ESTATES



Ref: TCR-058

Toscana - Siena - Sinalunga

PRICE: 420.000,00

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

GENERAL INFORMATION

Surface: 220.00 Mq

Bedrooms: 3

Bathrooms: 2

Swimming-pool: 0

Land: 11 ha

Farmhouse for sale with panoramic-view in Sinalunga, in Tuscany.

Near Sinalunga and Lucignano in Tuscany for sale stone-farmhouse with amazing view surrounding the land.

The main house is 220 m2, with 3 bedrooms, 2 bathrooms, 11 ha of land with olive grove (70 plants) and 2 outbuildings (40 m2) to be restored.

ENERGY SUPPLY "G", IPE 521,119 kwh/m2-year.

The position is quiet, panoramic, and it is the best solution for who want escapes to fast-moving lifestyles.

The farmhouse is on two level and it's internally composed:

-On the ground floor a large living room with fireplace, a bathroom, 2 storage rooms, a utility room, kitchen with dining area which leads a panoramic-view terrace and a 40 m2 porch.

-On the first floor there are 3 bedrooms, a studio and a bathroom.

At about 50 meters from the main house there are 2 annexes to be restored (40 square meters in total) that could also be used to create a small outbuilding for guests.

On the sale there is also 11 ha of land, 1 ha of it is used as a parkland, with 70 tree of Olive grove, from which about 100 lt of olive oil are obtained each year and 10 ha are wood and pasture.

DISTANCES: the first town is only 1 km away, all services such as supermarkets, train station, restaurants, bank etc. are in Sinalunga (10 minutes).

Lucignano (10 km, 15 min.), Pienza and Montepulciano (25 km, 30 min.). The nearest airports are Florence (100 km, 1h 15 min.) Perugia (70 km, 59 min.)

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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