

Rolling Hills

CHARMING ESTATES



Ref: TCR-060

Toscana - Siena - Sinalunga

PRICE: 690.000,00

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

GENERAL INFORMATION

Surface: 270.00 Mq

Bedrooms: 3

Bathrooms: 3

Swimming-pool: 1

Land: 1.5 ha

For sale restored country-house with swimming pool near Sinalunga in Tuscany.

A few minutes from Sinalunga in Tuscany for sale completely restored stone country-house with swimming pool and 1.5 ha of land with olive grove.

In total, the property includes 3 bedrooms, with the possibility of a fourth bedroom and 3 bathrooms.

The position is elevated, 400 meters above sea level, very panoramic and with absolute privacy; at the same time, it is well connected to the main road and close to all services.

The 270 s.m country-house is divided into three levels:

- On the ground floor there is a large living room with fireplace and an access to the pool area, kitchen, bathroom and 3 storage rooms.

- The First Floor consists of entrance hall, kitchen, technical room, dining room, living room with fireplace from which you can reach a spacious panoramic terrace through a French window.

- On the second floor there are the sleeping area, it consists of 3 bedrooms and 2 bathrooms.

The property has been completely restored and is in perfect condition, equipped with an alarm system and satellite TV.

ENERGY SUPPLY F, IPE 153,34 kwh/m2 year.

The land, included in the sale, has an extension of 15,000 square meters (1.5 ha) of which 2000 square meters are fenced and used as a park; the remaining part is used as an olive grove with 200 plants.

The swimming pool is 11X5 meters with salt system.

DISTANCES: Sinalunga 10 min., Lucignano (10 km, 15 min.), Montepulciano (20 km, 30 min.), Monte San Savino (17 km, 20 min.). The nearest airports are Perugia (80 km, 1 h), Florence (100 km, 1h 15 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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