

Rolling Hills

CHARMING ESTATES



Ref: TCR-065

Toscana - Siena - Sinalunga

PRICE: 890.000,00

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

GENERAL INFORMATION

Surface: 388.00 Mq

Bedrooms: 8

Bathrooms: 6

Swimming-pool: 1

Land: 5 ha

Bed & Breakfast with swimming pool for sale in Tuscany.

Not far from Sinalunga in Tuscany on sale cozy stone country-house, completely restored, used as a tourist accommodation, with swimming pool and 5 ha of land.

In total there are 8 bedrooms and 6 bathrooms.

The country-house is well connected to the road network, but it enjoys also of absolute privacy, ideal to undertaking a small family business.

The building of 388 sq.m consists:

- The ground floor and mezzanine area are used as a B&B, composed by 4 large bedrooms with bathroom en-suite, all with private outside access, living area / breakfast room connected with French windows to an external patio, a storage and technical room.

- On the first floor, there is the apartment for the owner and it consists of a kitchen, living room, 4 bedrooms, one of which has a cloak room, 2 bathrooms and storage room.

The property is in perfect condition, ready to be used.

ENERGY SUPPLY "F", IPE 204,09 KWH/M2 YEAR

The land is included on the sale, it has an extension of 5 ha (50000 sq.), a part of this is used as a garden, equipped with swimming pool of 6x12 Mt, and the remainder is woodland area.

DISTANCES the nearest village, with all services is Sinalunga which is 4 km far (10 min.), within 20 km (25/30 min.) you can reach some of the most beautiful Tuscan villages like Montepulciano, Pienza, Castiglion Fiorentino and Lucignano. The nearest airport is Florence 100 km (1 h 10 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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