

Rolling Hills

CHARMING ESTATES



Ref: TCR-068

Toscana - Siena - Torrita di Siena

PRICE: 2.200.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 680.00 Mq

Bedrooms: 5

Bathrooms: 5

Swimming-pool: 1

Land: 1.3 ha

Leopoldina country-house with modern design interior for sale.

For sale stone and brick country-house, perfectly restored, in Torrita di Siena in Tuscany, with 5 bedrooms, 5 bathrooms, swimming-pool and 13000 sq.m. of fenced park.

The location has a great view and is well connected, in only 5 min. (3 Km) can reach two different villages with all services and amenities, perfect property such as holiday home, such as residence home.

The surface of the house is more than 500 sq.mt. and it was perfectly restored in 2005.

The owners have left intact the original external features but have reinterpreted the interior in a modern key, paying great attention to the brightness of the rooms and comfort.

-The first floor consists with an entrance hall, large and big living area, kitchen open space (140 sq.mt), studio, bedroom with private bathroom and storage room.

-The second floor has 4 bedrooms and 4 bathrooms, a central living room with fireplaces. The living room has an access to the gallery, which has a breath-taking view of landscape.SERVICES: air condition system and under floor heating

ENERGY SUPPLIES "G", IPE 196 kwh/m2 Jahr.

Includes on the sale there are also other 3 annex:

-Fixer-upper tobacco stove building of 85 sq.mt

-Garage with technical room of 75 sq.mt

-Summer kitchen of 20 sq.mt

The fenced park is 13250 sq.mt. with a swimming pool of 14x7 mt.

DISTANCES In a range of 20 Km (30 min.) it is possible reach great villages of Montepulciano, Monticchiello, Pienza, Montalcino and Lucignano.

The nearest airports are Perugia 50 min. (70 km) and Florence 1 h 10 min. (100 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, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!

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