

# Rolling Hills

CHARMING ESTATES



Ref: TCR-040

Toscana - Siena - Montepulciano

PRICE: 880.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 4

Bathrooms: 2

Swimming-pool: 1

Land: 2 ha

Beautiful country-house for sale between Montepulciano and Cortona.

Brick house for sale, located near Montepulciano. The building, partially restored in 2006, is ready to be inhabited and it is composed of 4 bedrooms, 2 bathrooms, 2 ha of plot of land with an olive grove and swimming pool.

The location is panoramic and quiet but it is also near to the main services and commercial activities. In fact, the nearest town is just 1.5 km (3 min.).

The 300-sq.m house is arranged over two floors:

-Ground Floor: Hallway, kitchen with access to a large porch with a fireplace, study, bathroom, broom closet and a large, unfinished storage room (100 sq.m), which was formerly a barn.

- First Floor: sitting room with a fireplace, 4 bedrooms and a bathroom.

### ENERGY CLASS "G"

The building was restored in 2006 but there is an unfinished part, the storage room (former barn) on the ground floor, it could be used as a sitting room or as a guest apartment with private access.

The plot of land is 2 ha and it is divided into a garden with 8x8mt. pool and an olive grove.

**DISTANCES:** The building is just 1.5 km (3 min) from the nearest town and the main commercial activities and services, 5 km (9 min) from Montepulciano, 20 km (25 min) from Pienza and Cortona, which are three of the most famous hamlets in Tuscany. The nearest airports are Perugia (68 km, 1 h), Florence (100 km, 1 h 15 min) and Rome (192 km, 2 h).

**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!

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano

[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

