

# *Rolling Hills*

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CHARMING ESTATES



Ref: TCR-069

Toscana - Siena - Pienza

PRICE: 1.850.000,00

## GENERAL INFORMATION

Surface: 350.00 Mq

Bedrooms: 5

Bathrooms: 5

Swimming-pool: 1

Land: 3 ha

In Pienza, Tuscany, we are selling a stone farmhouse with swimming pool and outbuilding, with breathtaking views over the Val d'Orcia.

The property, located just 10 minutes from the town is composed of 2 buildings:

- Farmhouse of 250 sqm, on two levels, with porch, large living room, kitchen, pantry, bathroom and laundry room on the ground floor; on the first floor there are 3 bedrooms, one with a panoramic terrace, a wardrobe and 2 bathrooms.

- Dependence of 100 sqm consisting of living room-kitchen and 2 bedrooms with private bathroom.

Outside the land has an extension of 3 hectares and is used as a park and olive grove (100 plants).

The property is completed by a charming swimming pool of 12x6 metres.

## STATE AND FINISHES

Both buildings have been carefully restored in 2008, during which great attention was paid to the choice of materials and the comfort of the rooms.

## SERVICES AND UTILITIES

The property is equipped with all utilities. The heating is underfloor heating and is guaranteed by the LPG system, while the water supply is supported by the municipal aqueduct and by a 7 m deep water collection pond.

There is also a photovoltaic system.

## USES AND POTENTIALS

The property is perfect both as a main residence and as a secondary residence to be inserted within the tourist rental circuit.

## LOCATION

The house is 10 minutes from Pienza and Monticchiello, 15 min. (10 km) from Montepulciano and 20 min. (16 km) from Bagno Vignoni.

The nearest airports are Florence (115 km, 1 h 20 min.) and Perugia (80 km, 1 h).



