

# *Rolling Hills*

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CHARMING ESTATES



Ref: TCR-076

Toscana - Siena - Pienza

PRICE: 1.790.000,00

## GENERAL INFORMATION

Surface: 500.00 Mq  
Bedrooms: 5  
Bathrooms: 8  
Swimming-pool: 1  
Land: 0.8 ha

For sale an enchanting and ancient farmhouse with dependence in the neighbourhood of Pienza and Montepulciano in Tuscany.

The main house has 3 floors, for a total of 400 sq.m.

At the ground floor there are the entrance, a kitchen with pantry, a dining room, a living room with fireplace, a bedroom with a loft and a bathroom.

The first floor is equipped with 3 bedrooms, a studio and 3 bathrooms.

In the basement there is a spacious living room with a billiard, a tavern with barbecue, kitchen, bathroom, cellar and a closet.

Close to the house there is a dependence of 55 sq.m. that is a nice small flat with one bedroom, a kitchenette and a bathroom; outdoor there are 2 equipment rooms and a beautiful pool.

Both buildings are provided of air conditioning and underfloor heating.

The location is literally beautiful, in fact the house is surrounded by hills, so you are going to be completely in touch with the nature.

There are also a garage of 85 sq.m., a closet, a bathroom with a shower and a oven.

The land (8277 sq.m.) is used as a garden with pool 6X12.

**STATUS AND TIRM** This house was entirely restored in 2003, respecting the Tuscan traditions, in fact were used beams of wood, and a valuable artisanal tile floor. Bathrooms, the kitchen and the pool are made of travertine.

Every detail of the house has been cured carefully.

### SERVICES AND UTILITIES

The water is supplied by the public water system, in addition there is also a tank in order to collect rainwater.

The underfloor heating is fuelled with LPG; there are also an alarm system and air conditioning.

### USES AND POTENCIALITY

This property can be used as main residence but also as a summer house because has a strategic position, in fact from this house you can reach easily many villages and cities, but at the same time it is located in a peaceful location.

**DISTANCES** The nearest village where you can find every service you may need (also good restaurants) is only 2km far from the house (5 min), but you can reach Pienza and Montepulciano in only 15 minutes (10km).

The highways Roma/Firenze and Siena/Perugia are only 14km far from the house, and the nearest airport is in Florence, and it is 100km far (1h 10 min).



