

# Rolling Hills

CHARMING ESTATES



Ref: GETCR-006

Toscana - Siena - Sarteano

PRICE: 1.390.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
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## GENERAL INFORMATION

Surface: 467.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming-pool: 1

Land: 5.8 ha

Amazing brick and stone farmhouse for sale in Sarteano, Siena. This two level property has a surface of about 395 sqm. It is completed by a luxuriant 6 ha park including a new swimming pool and a small lake with dock.

Beautiful two-levels farmhouse of about 395 sqm and located a few km from Sarteano.

This property is immersed into the traditional Siena countryside and owns an exceptional 360° exposition.

Internally, thanks to its different and large windows, as well as to the light shades used for the walls, floors and furnishings, we are welcomed by some really bright, airy and comfortable rooms.

Indeed, both its minimalist style and accurate spaces distribution, allow us to feel immediately in harmony with the home.

Furthermore, its atmosphere is enriched by a white marble fireplace and by the cotto tiles and wooden beams ceilings too.

The property ground floor hosts the modern kitchen, the cellar, the elegant living room and the property entrance.

From here, through a delicate-designed staircase, it is possible to reach the upper floor.

It is composed of three bedrooms, each one with its en-suite bathroom, a living room and a study.

The property first floor is a really true gem: given this property typology, it is very rare to find an inner suspended corridor in there, but this refined farmhouse offers it too.

Externally, thanks to its position, the house gives you an amazing panorama from every corner.

During the hot summer days, its veranda is ideal for your lunches or relaxing moments, while the new infinity-swimming pool is perfect for your free moments or, thanks to the breath-taking views it offers, to entertain your guests.

If that were not enough, by going through part of the well-maintained and luxuriant 6 ha park, it is possible to reach a charming natural and private lake.

Here, a small dock is waiting for you to spend your time at the open-air surrounded by nature while remaining at home.

## STATE OF REPAIR

By using high quality materials and elegant finishing, this property has been accurately renovated in 2018.

Cotto or tile floors mix themselves with the Tuscan farmhouses traditional cotto tiles and wooden beams ceilings.

Externally, the property is covered with bricks and stone.

Double glass and wood windows and doors.

## UTILITIES

The property is equipped with all the utilities needed.

Moreover, the farmhouse has a modern underfloor GPL heating system, alarm system, TV, phone, satellite dish and ADSL.

## LOCATION

Podere San Felciano is located into the municipality of Sarteano.

From here, the entire Val D'Orcia area, the nearby Umbria and northern Lazio are easy to be reached.

Large cities as Siena (70km), Florence (126km), Perugia (90 km), Orvieto (55km), Terni (117km), Rome (160 km), sea areas (Porto Santo Stefano-125km, Ansedonia-125km), or mountain ones (Monte Amiata-50km, Monte Subasio-90km) are all within 2 hours.

Airports: Perugia (90 km), Florence (140 km), Rome (190 km). Motorway exists: 7 km (A1-Chiusi Chianciano Terme), 25 km (A1-Fabro).  
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