

*Rolling Hills*

CHARMING ESTATES



Ref: TCR-081

Toscana - Siena - Torrita di Siena

PRICE: 990.000,00

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: 800.00 Mq

Bedrooms: 13

Bathrooms: 8

Swimming-pool: 1

Land: 10.5 ha

For sale charming farmhouse of 800 sq.m. between Montepulciano and Pienza, in Tuscany. The building is divided in 6 apartments for a total of 13 bedrooms, 8 bathrooms, 10.5 ha of land with vineyard, olive trees, cellar and pool.

Close to Montepulciano and Pienza, with a wonderful view over Val d'Orcia and Val di Chiana, there is this outstanding tourist accommodation, which is composed by 4 buildings, for a total of 800 sq.m.

The main building is on 2 levels, at the ground floor there are 2 apartments, each one is composed of 2 bedrooms 1 bathroom, a kitchen with living room and an independent entry.

At the first floor there is the apartment of the owner, which is composed of a spacious living room accessible directly from the panoramic terrace, a well equipped kitchen, 4 bedrooms, 2 bathrooms and a storage.

The property has spacious external spaces, like porches and terraces that make it truly unique.

Close to the main building there is the first annex, which is composed of 2 one-room apartments with bathroom and an apartment with 3 bedrooms, 2 bathrooms and a kitchen with living room.

There are also a cellar of 130sq.m. and a garage of 75 sq.m.

The land has an extension of 10.5 ha, with garden, 12X6 pool, 1,5 ha of vineyard (Sangiovese / Chianti colli senesi), 400 olive trees and 6 ha of arable land.

### SATE AND FINISHES

The property is currently inactive, but is in good conditions and habitable, it doesn't need of works but if you think that is necessary you can make some modernization.

### SERVICES AND UTILITIES

The water is supplied by public water system, and by a small private well, and there is a LPG heating system.

### USES AND POTENCIALITIES

This property is perfect for the ones who want to have a small touristic accommodation, with wine and oil production that might be deployed using the 6ha of arable land.

### LOCATION

The location of this property is strategic, because it rises only 10 min. (5km) from the nearest town, and you can easily reach Pienza, Montepulciano and Monticchiello in 15/20 minutes (12 km), Siena 50 min. (60 km).

The nearest airport is in Florence 1h 15 min (110 km).

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