

Rolling Hills

CHARMING ESTATES



Ref: TCR-082

Toscana - Siena - Torrita di Siena

PRICE: 2.600.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 580.00 Mq

Bedrooms: 8

Bathrooms: 8

Swimming-pool: 1

Land: 1.3 ha

For sale charming farmhouse recently restored (580 sq.m.). The house has 8 bedrooms, 8 bathrooms, a saltwater swimming pool and 13.000 sq.m. of garden.

The house is on 3 levels for a total of 580 sq.m.

At the ground floor there is the entrance/ reception, a spacious living room (that is currently used as a breakfast room) with fireplace, a bathroom, a kitchen, an office and a master bedroom with independent entrance from the outside, which is composed of living room, bedroom and private bathroom.

At the first floor there are 5 bedrooms and 4 bathrooms.

The basement, which is accessed from the interior, is used as a garage and storage.

Close to the main house there is an enchanting annex on 1 level, which is composed of 2 bedrooms with bathroom and independent access to the external porch that has an incredible view over Montepulciano.

Thanks to this panoramic and well-connected location, the property is perfect for a touristic accommodation.

The garden has an extension of 13.000 sq.m., with 13x4 mt pool (with salt system and self-locking).

STATE AND FINISHES

The property was completely restored in 2009, using high quality materials in harmony with the ancient Tuscan tradition, paying a great attention to design and comfort.

SERVICES AND UTILITIES

The farmhouse is equipped with air conditioning and underfloor heating system (limited to the area where the currently owner lives).

There is also a 4,9 Kw solar power system, heat pumps and an LPG boiler.

The water is supplied thanks to the public water system and an artesian well.

USES AND POTENTIALITIES

The property is currently a tourist accommodation with an excellent and provable profitability, anyway it can be easily converted into a private residence.

LOCATION

In only 7 minutes drive (4 km) you can reach the nearest town, Montepulciano 10 min. (6 km), Pienza 20 min. (14 km).

The nearest airport is in Florence 1h 15 min. (100 km).

