

Rolling Hills

CHARMING ESTATES



Ref: TCR-084

Toscana - Siena - Torrita di Siena

PRICE: 2.750.000,00

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

GENERAL INFORMATION

Surface: 1420.00 Mq

Bedrooms: 6

Bathrooms: 8

Swimming-pool: 1

Land: 0.0027 ha

Beautiful farm with farmhouse (343 sqm), winery (200 sqm) and 27 ha of land.

Nestled in the Tuscan countryside, close to a little medieval hamlet and to the ruins of an old abbey, dating back to the XII Century, Boutique Wine estate with Main House placed in a hilly and panoramic position enjoying a breathtaking view over the surrounding hills. The property is located about half an hour from Montalcino and Chianciano Terme, just 8 km from Montepulciano and about an hour and half from Florence.

The main farmhouse has been carefully restored and includes the owner's house as well as a guest house in one of the wings.

The private residence is made up as follows:

- Ground floor: bright reception room with fireplace, dining room, eat-in kitchen with central island and direct access to the pergola overlooking the vineyards, pantry, studio, bathroom.

- First floor: 40 sqm master bedroom with en-suite bathroom.

The guest house, boasting an independent access through an external staircase leading to the first floor, this section of the house can be easily connected to the private residence, is instead made up of a spacious reception room with fireplace, kitchen, dining room and four bedrooms each with its own en-suite bathroom.

In another wing of the farmhouse, there are a studio and a storage room with wood-oven on the ground floor, while the whole first floor is occupied by a large room in need of renovation.

With external access, on the ground floor, there are a large temperature-controlled wine cellar with barriques and a private wine cellar with access to the reception room. In a separate building we can find a 200 sqm winery hosting a cellar for barrels, a bottling room, a storage room and a toilet.

Not far from the winery there is a machinery shed (20 sqm) composed of a garage and a canteen with kitchen and bathroom.

A 20 sqm building is used as a tasting room for wines and oil produced in the property.

The property includes also a green house in need of renovation, whose volume could be used to create additional lodges.

EXTERNAL AREA

Surrounded by a perfectly maintained garden with century trees and aromatic plants, the country house boasts a heated swimming pool with solarium.

The property is completed by 27 hectares of land, divided into vineyard (7 ha), olive grove (2 ha), arable land (6 ha) and woodland (12 ha).

It is possible to plant 2 more hectares of vineyards.

The olive grove boasts 450 trees of Moraiolo, Leccino, Frantoio and Pendolino varieties.

