

Rolling Hills

CHARMING ESTATES



Ref: TCR-079

Toscana - Siena - Montepulciano

PRICE: 1.870.000,00

Rolling Hills Italy

Via Dell'Opio Nel Corso 62 - Montepulciano

www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 890.00 Mq

Bedrooms: 12

Bathrooms: 10

Swimming-pool: 1

Land: 3.5 ha

For sale charming farmhouse of 850 sqm. in Montepulciano.

The property is composed of 7 apartments with 12 bedrooms and 10 bathrooms.

This charming property is set among the splendid hills of Val D'Orcia.

It consists of 7 apartments with 12 bedrooms and 10 bathrooms, for a total area of 850sqm divided in three buildings.

The main farmhouse includes 3 apartments:

1° apt. – at ground floor, composed of well-equipped kitchen, large living room, two bright bedrooms and two bathrooms;

2° apt. – on two levels (ground and first floor), with living room, kitchen, three bedrooms (two double and a single room), two bathrooms and a lovely terrace;

3° apt. – at ground floor, with kitchen, bright living room, two bedrooms and two bathrooms.

In the second farmhouse we find two apartments:

4° apt. – kitchen with living room, two bedrooms and two bathrooms;

5° apt. – kitchen with living room, two lovely bedrooms and a bathroom.

In the last building we have the other two apartments, which are both composed of kitchen, lovely living room, bedroom and bathroom.

The property is surrounded by 3,6ha of garden with splendid trees, colourful plants and a luxury heated swimming pool of 12x3m.

STATE AND FINISHES

The buildings were completely restored in 2008, with extreme care and respect towards the typical materials of the Tuscan tradition, such as cotto pavements, exposed stone walls and wooden beams.

UTILITIES

The property is provided with independent LPG fuelled heating system in each apartment, water supply granted by the town aqueduct (which could be heated through solar panels), video surveillance and wi-fi.

USES AND POTENTIALITIES

Considering its vicinity to some of the most sought touristic destinations of centre Italy, such as for example Montepulciano and Pienza, this property is the perfect solution for those who want a touristic facility.

LOCATION:

This country house is located in a privileged position, with marvellous panoramic view of the hills of Val d'Orcia and just 5 minutes away by car from Montepulciano.

The closest hamlet is located just 2km away from the property.

Pienza is reachable in 20 minutes (19km), Montalcino in 48 minutes (40km) and Cortona in 30 minutes (28km).

The closest airport is Florence (120km) and is reachable in 1 hour and 20 minutes.

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