

Rolling Hills

CHARMING ESTATES



Ref: TCR-091

Toscana - Siena - Pienza

PRICE: 3.000.000,00

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

GENERAL INFORMATION

Surface: 1300.00 Mq

Bedrooms: 12

Bathrooms: 10

Swimming-pool: 1

Land: 3 ha

For sale amazing farmhouse among the hills of Val d' Orcia, composed of a main building, two annexes and a dependence for a total of 1300 sqm, 3ha of land, a beautiful pool, 12 bedrooms, 10 bathrooms and SPA.

The main house of 700 sqm that is on 3 levels:

Ground floor: here there are an extended kitchen with storeroom, dining room, television room, one bathroom, 2 extended living rooms, a cellar and a small storage.

First floor: it is composed of 4 bedrooms with private bathrooms, a closet, a large studio and a tiny living room.

Second floor: here there are 2 bedrooms and one bathroom, 2 extended playrooms for kids and a storage.

Crossing the courtyard that runs along the main house, you can reach an horseshoe shaped annex, that is composed of:

An apartment (with kitchen, dining room, 2 bedrooms and one bathroom); 2 separated bedrooms with bathrooms en suite and independent entrances and a wellness area (with jacuzzi, sauna and gym).

The dependence is a 300 sqm farmhouse on 2 levels with private garden, jacuzzi and sauna:

At the ground floor there is a living room, a kitchen and a bedroom with private bathroom.

At the first floor there is a bedroom with bathroom en suite.

The property is surrounded by 3 ha of land in which we can find an agricultural outbuilding, an enchanting panoramic pool, 600 olive trees and a small vineyard.

There is also an other building (3 connected ex silos) that have already equipped with massage room, kitchen and bathroom and a room with two tubs for wine therapy.

STATE AND FINISHES

The farmhouse is in perfect conditions, ready to be inhabited.

SERVICES AND UTILITIES

The property has an LPG heating system, the water is supplied by the public water system and there is also air conditioning.

USES AND POTENTIALITIES

Because of its size this farmhouse can be used as a family-run tourist accommodation.

LOCATION

This property is located only few kilometers far from the most famous and touristic towns like:

Pienza 10km (20 min), Montepulciano 22 km (34 min), Cortona 54 km (1h), San Gimignano 90 km (1h 30 min), Florence 140 km (2h).

The nearest airport is in Florence 155 km (1h 50min).

