

Rolling Hills

LUXURY ITALIAN PROPERTIES



Ref: PTCR-005

Toscana - Firenze - Montaione

PRICE: 2.750.000,00

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

GENERAL INFORMATION

Surface: 550.00 Mq

Bedrooms: 6

Bathrooms: 6

Swimming-pool: 1

Land: 1 ha

For sale wonderful farmhouse of 550 sqm in Tuscany, for a total of 6 bedrooms, 6 bathrooms and 1 ha of land with a great pool.

Villa Dipinto is located at the end of an unpaved road near the village of Montaione, among the soft hills of the Tuscan countryside.

This villa measures approximately 550 mq and is divided into two apartments, with separate entrances but features communication links inside.

The property has both a antique and modern touch; one of the wings is furnished in a traditional architectural Tuscan style, while the other has a striking modern decor.

Upon entering the Modern Wing, there is immediately a main hall with a particular white pool table, which is connected to the living room with fireplace, the dining area with kitchen and the sitting area.

Connection from one environment to another happens through masonry arches and the environments are extremely bright, characterized by design elements, especially in wood and all in bright colors.

In the relaxation area you will find some fitness equipment, a Jacuzzi and a bathroom with shower; with the possibility to go upstairs via two staircases, an ancient pre-existing one and a new one.

On the first floor there is a study with a sofa bed and a room now used as a storeroom, enclosed by a bookcase, but from which you can create an access to the other apartment.

There are 3 bedrooms, two with en-suite bathroom and the other with a separate bathroom.

Each room and ambient upstairs has a different furnishings and decorations on the walls, but the style is common, modern, refined and perfectly studied in every detail.

There is also a laundry room located outside and the first floor also features a veranda with sofas, a table for 12, barbecue and a pizza oven.

Upon entering the Classic Wing, you are immediately welcomed into the living room with a desk and a beautiful classic piano, connected by masonry arches with fireplace and to the dining area with kitchen.

The furnishings are darker than in the modern apartment, but very elegant, embellished with marble and copper elements.

Unlike the modern wing, the laundry in use in this apartment is inside, on the ground floor.

There are 3 bedrooms upstairs, two with private bathroom and one with a separate bathroom.

The entire structure is characterized by pale wooden beams on the ceiling and the exterior is entirely made of stone.

Each apartment has a veranda on ground level, habitable and equipped, that are located one on each side of the villa.

The owned land is approximately 1 hectare.

In the garden there is a swimming pool, a private well and a gazebo equipped with table football and some gym equipment. There are also 300 olive trees and 5 car parking spaces.

Current State and Condition

The property is in excellent condition and ready to be lived in.

Land Registry Details

The property is in good standing and in compliance with local building and zoning regulations.

When a sale is registered to a private individual, it is subject to a mortgage and/or cadastral registry fee, following the laws for that specific case/circumstance of the acquirer.

Utilities and Services

The utilities are all present.

The heating is LPG and there is air conditioning in every bedroom.

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Potential Uses

Villa Dipinto is the perfect solution to be used as first or second home and/or to go on operating on international circuits as a tourist rental, which currently generates a profitable income.

