

Rolling Hills

CHARMING ESTATES



Ref: TCR-095

Toscana - Siena - Asciano

PRICE: 3.400.000,00

GENERAL INFORMATION

Surface: 920.00 Mq

Bedrooms: 8

Bathrooms: 8

Swimming-pool: 1

Land: 1.12 ha

Amazing restored 920 sqm farmhouse with breathtaking view over the "creti senesi".

The beautiful property is located at the end of the most famous avenue of cypresses in Tuscany, and it is divided in 4 apartments, for a total of 8 bedrooms, 8 bathrooms, an infinity pool and a completely fenced garden of 11.000 sqm.

The property is composed of the main house (850 sqm) , which is divided in 3 apartments, and a totally independent annex of 70 sqm in which we can find the forth residence.

The main apartment (550 sqm), is on 2 levels, at the ground floor it is composed of 2 bathrooms, laundry, dining room with fireplace and kitchen through which you access a beautiful porch located in a courtyard.

At the first floor, which is you access through internal and external stairs, there are 3 bedrooms (one with closet), 2 bathrooms and a studio, that can be used as the 4th bedroom.

ENERGY CLASS "A3", IPE 36,45 Kwh/m2 per year.

The second apartment (200 sqm), is on 2 levels; at the ground floor it is composed of a living room with fireplace, kitchen and storage.

At the first floor there are 2 bedrooms and 2 bathrooms.

ENERGY CLASS "A4", IPE 28,16 Kwh/m2 per year.

The third apartment (100 sqm) is located on the first floor, with independent access through external stairs. Here we can find a kitchen, a living room, one bedroom and a bathroom.

ENERGY CLASS "A3", IPE 99,48 Kwh/m2 per year.

The land that is included on the sale price has an extension of 11.200 sqm.

It is a completely fenced land and it is used as a garden, in which you can find an amazing infinity pool with travertine finishes.

STATE AND FINISHES

The building is in perfect conditions also because it was completely restored within 2005 and 2006.

All the typical characteristics of Tuscan farmhouse have been preserved, adding the latest system solution, not to give up the comfort of a modern structure.

SERVICES AND UTILITIES

The property is equipped with photovoltaic system (19 Kwh) and solar heating, in order to produce hot water.

The house has an underfloor heating system that is fueled with a geothermal plant + LPG.

The water is supplied by the public water system and a pond, which is used for the irrigation.

USES AND POTENTIALITIES

For its location and architectural features, this property can be used both as a private house and as a touristic accommodation.

LOCATION

From this location you can reach Asciano (7 km) and San Giovanni d'Asso (8 km) in 10/12 minutes driving.

Siena (40 min. 35 km), Montalcino (30 min., 26 km).

The nearest airport is the one in Florence (1 h 30 min, 118 km).

