

Rolling Hills

CHARMING ESTATES



Ref: TCR-096

Toscana - Siena - Montepulciano

PRICE: 475.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 600.00 Mq

Bedrooms: 6

Bathrooms: 4

Swimming-pool: 0

Land: 1.4 ha

For sale c Charming touristic accommodation of 600 sqm in Montepulciano, Tuscany, for a total of 6 bedrooms, 4 bathrooms and 1,6 ha of land.

This beautiful touristic accommodation is partially restored and it is composed of two buildings:

The main house is on 2 levels and has a surface of 400 sqm.

The ground floor is reachable thanks to 4 entrance, one of these takes to an enchanting and well-furnished apartment with one bedroom, one bathroom, a kitchenet and a living room.

Thanks to the second entrance we can reach the reception, that is an extended room with a storage for the laundry of the apartments.

The third and forth entrances take to a beautiful room that now is used as a storage.

The first floor is the raw state but it has multiple possibilities of use.

The dependencies on 2 levels and it has an extension of 200 sqm:

At the ground floor there are a technical room, a cellar and 2 lovely and finely restored apartments, each one with 2 bedrooms, a kitchen, one bathroom and a dining room/ living room.

The property is surrounded by 4.000 sqm of garden plus vineyard, and there is also 1 ha of agricultural land only 1,5km far from the house.

STATE AND FINISHES

The apartments are currently well restored and in perfect conditions, on the other hand the first floor of the main house needs to be finished.

SERVICES AND UTILITIES

The property has a natural gas heating system, and the water is supplied by the public water system + a private well.

USES AND POTENTIALITIES

The building is perfect for a family-run touristic accommodation, thanks to its extension and proximity to the most famous and historic towns like Montepulciano and Pienza.

LOCATION

The property is only 2 minutes (1km) far from the nearest town.

Montepulciano 10 minutes (9km), Pienza 30 minutes (20 km), Siena 50 minutes (60 km), Cortona 30 minutes (20 km).

The nearest airport is the one in Florence 1h 20 minutes (118 km)

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