

# Rolling Hills

CHARMING ESTATES



Ref: TCR-099

Toscana - Siena - Pienza

PRICE: 2.450.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 510.00 Mq

Bedrooms: 9

Bathrooms: 9

Swimming-pool: 1

Land: 1.8 ha

For sale wonderful luxury farmhouse of 510 sq m in Val d'Orcia, Tuscany.

The building has 9 bedrooms, 9 bathrooms and 1,8 ha of land with a panoramic pool.

The farmhouse is on 2 levels.

At the ground floor there are 4 bright bedrooms, 5 bathrooms, a kitchen, a dining room, 2 living rooms and a part of covered pool, in which you can enjoy relaxing baths also in winter time.

The first floor is composed of 5 bedrooms, 4 bathrooms and a storage.

The amazing property is surrounded by 1,8 ha of land used as a garden, from which you can enjoy an amazing view over the typical hills of Val d'Orcia.

## STATE AND FINISHES

The farmhouse was finely restored with prestigious materials, enhancing the typical rustic Tuscan style.

## SERVICES AND UTILITIES

The property has an LPG heating system and the water is supplied by the public water system.

## USES AND POTENTIALITIES

The building is perfect as a first residence or as a holiday house, where you can enjoy a breathtaking view with your friends and family under the warm Tuscan sun.

## LOCATION

The farmhouse has an outstanding location ,in fact, apart from the wonderful location over the hills of Val d'Orcia, it is close to the most important Tuscan towns.

Pienza 7 km (10 min), Montepulciano 20 km (30 min), Montalcino 19 km (20 min), Siena 50 km (1 hour).

The nearest airport is the one in Florence 135 km (1 hour 5 minutes).

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