

Rolling Hills

CHARMING ESTATES



Ref: TCR-100

Toscana - Siena - Montepulciano

PRICE: 3.300.000,00

Rolling Hills Italy

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

GENERAL INFORMATION

Surface: 480.00 Mq

Bedrooms: 9

Bathrooms: 6

Swimming-pool: 1

Land: 30 ha

For sale dream house of 450 sq m in Montepulciano, for a total of 9 bedrooms, 6 bathrooms, 30 ha of land and an amazing panoramic pool.

The farmhouse has also some additional annexes for a total of 450 sqm.

The property is composed of the main farmhouse where we find:

On the ground floor there are two apartments with independent entrance, one has 3 bedrooms, 3 bathrooms and a kitchenet with living room;

The other one is composed of one bedroom, one bathroom and a kitchenet with living room.

Through an enchanting porch you can reach the stairs leading to first floor, here there is the master apartment, in which there are 3 bedroom, 2 bathrooms, a kitchen, a dining room, a large living room, and an amazing panoramic terrace.

Next to the main house there is the first annex where you can find the fourth apartment, where you can find 2 large bedrooms, one bedroom, and a kitchenet with living room, for a total of 50 sqm.

The second annex of 150 sq m is an agricultural building used as storage of 300 sq m.

The third annex is on two levels:

The ground floor is used as a storage and the first floor is composed of 2 bedrooms, one bathroom and a storage.

The property is surrounded by 30 ha of land, enriched by 320 olive trees and an amazing panoramic pool, overlooking the breathtaking typical view of Val d'Orcia.

STATE AND FINISHES

The farmhouse was restored preserving the typical characteristics of the rustic farmhouses in Tuscany, like wooden beams, cotto floors and exposed stone walls.

SERVICES AND UTILITIES

The house has an LPG heating system, and the water is supplied by the public water system, private well and a pond for the irrigation.

This farmhouse has also a photovoltaic plant of 6 Kw.

USES AND POTENTIALITIES

This gorgeous property can be used both as a first residence and as a touristic accommodation, thanks to its extension and its outstanding location, that guarantees a grate peace even being well connected to the main historic Tuscan towns.

LOCATION

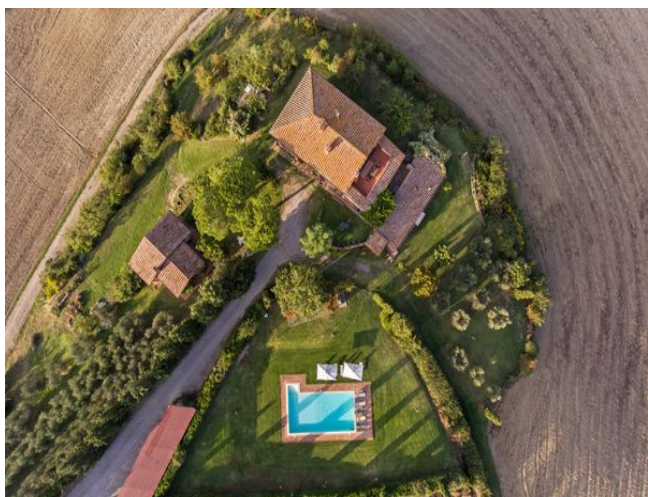
The farmhouse is placed in a unique location, in fact from here you can enjoy one of the most beautiful landscapes in Tuscany, and the nearest town, Montepulciano, is only 7 km (12 min.) far. Pienza 10 km (16 min), Montefollonico 9km (14 min), Cortona 30 km (40 min), Trasimeno lake 30 km (40 min).

The nearest airport is in Florence 120 km (1 h 30 min).

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