

# *Rolling Hills*

---

CHARMING ESTATES



Ref: TCR-103

Toscana - Siena - Torrita di Siena

PRIVATE NEGOTIATION

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 930.00 Mq

Bedrooms: 10

Bathrooms: 15

Swimming-pool: 1

Land: 1 ha

For sale an elegant tourist accommodation of 30 sqm, with restaurant and spa, for a total of 10 bedrooms, 15 bathrooms and 1 ha of garden with pool.

This beautiful building is composed of:

- The main farmhouse of 830 sqm that is on 3 floors.

On the basement there is a technical room;

On the ground floor there are a large hall, a professional kitchen, a restaurant, 3 locker rooms for employees, 2 storages, a nurse, a wellness area (with Sauna, massage area, steam room and jacuzzi) and 2 suites with bedroom, bathroom, living room and toilet.

Thanks to an elevator you can reach the first floor, where there are 5 suites, composed of bedroom, living room and private bathroom and 2 bedrooms with private bathrooms.

- The annex of 70 sqm is composed of 2 bedrooms with bathroom and kitchen with living room.

The property is surrounded of 1 ha of garden, in which there are a useful parking area, an enchanting pool with underground technical room, 2 jacuzzi and resting area equipped with tensile structure, where you can enjoy the typical Tuscan atmosphere.

## STATE AND FINISHES

This outstanding building was restored in 2014, preserving the typical features of a Tuscan farmhouse.

## SERVICES AND UTILITIES

The property has an LPG heating system with heat pumps and the water is supplied by the public water system + private well.

## USES AND POTENTIALITIES

This building is perfect as a family run tourist accommodation, where your hosts can appreciate the beauty of Tuscany.

## LOCATION

The property is only 3 km (5 minutes) far from the nearest town, where you can find the main facilities.

Montepulciano 12 km (15 min), Siena 60 km (50 min), Pienza 10 km (15 min), Cortona 30 km (35 min), Arezzo 45 km (40 min).

The nearest airport is the one in Florence 115 km (1 h 20 min).





Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)