

Rolling Hills

CHARMING ESTATES



Ref: TCR-105

Toscana - Siena - Castiglione d'Orcia

PRICE: 1.350.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 370.00 Mq

Bedrooms: 8

Bathrooms: 5

Swimming-pool: 1

Land: 5.5 ha

For sale an amazing stone house with pool n Val d'Orcia, for a total of 370 sqm, 8 bedrooms, 5 bathrooms and 5,5 ha of land.

This dream house is on 2 levels:

The ground floor is composed of 3 apartments, tow those are composed of a kitchen, living room, bedroom and bathroom.

The third one has 2 bedrooms, a kitchen and one bathroom.

On the first floor there is a big apartment with a living room with fireplace, a kitchen with fireplace, 4 bedrooms and 2 bathrooms.

Outside the house has a lovely porch where you can enjoy lunches and dinners with friends enjoying the outstanding view overlooking the Val d'Orcia hills.

The land surrounding the stone house has an extension of 5,5 ha, and here there is an amazing panoramic 6x13 pool, a small vineyard and 500 olive trees.

STATE AND FINISHES

This elegant building was completely restored in 1996, using prestigious materials that are typical of Tuscan tradition such as stone-faced walls, wooden beams and cotto floors.

SERVICES AND UTILITIES

The property has an LPG heating system, and the water is supplied by the public water system, and has been created a private lake in order to collect the rainwater for the automatic irrigation.

USES AND POTENTIALITIES

The property is perfect as a touristic accommodation, thanks to its extended spaces and the breathtaking location.

LOCATION

The building is only 4 km (10 min) far from the nearest town, where you can find all the amenities that you may need.

Montepulciano 30 km (40 min), Pienza 20 km (30 min), Cortona 60 km (1h), Siena 60 km (1h).

The nearest airport is in Florence 130 km (1 h 50 min).

