

Rolling Hills

CHARMING ESTATES



Ref: TCR-107

Toscana - Siena - Monteroni d'Arbia

PRICE: 2.310.000,00

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

GENERAL INFORMATION

Surface: 650.00 Mq

Bedrooms: 6

Bathrooms: 7

Swimming-pool: 1

Land: 1 ha

For sale charming farmhouse of 650 sqm close to Siena, Tuscany, for a total of 6 bedrooms, 7 bathrooms, 1 ha of land and a panoramic pool.

This awesome villa of 650 sqm, is few minutes far from the lovely town of Monteroni d'Arbia, in the heart of the green hills of Siena, halfway between the historic towns of Siena and Montalcino.

This building is on 3 levels:

In the basement there are 2 technical rooms and old cellar finely restored and used as a tasting area;

At the ground floor there are a bright entrance, a fabulous living area of 60 sq. m., which is enriched by large windows, a dining room and a well-equipped kitchen;

The first floor consists of 6 bedrooms, each with private bathroom and a laundry room.

The building is surrounded by 1ha of garden, enriched by a romantic porch where you can enjoy lunches and dinners with your friends, an annex of 300 sq.m.to rebuilt that may have many different uses and a panoramic 5X10m. pool, overlooking the hills of Siena.

STATE AND FINISHES

The farmhouse has been recently restored, by using high quality materials and highlighting the breathtaking view in the surroundings.

SERVICES AND UTILITIES

The property has an LPG heating system and heating pumps.

The water is supplied by the public water system.

The property is complete with air conditioning system.

USES AND POTENTIALITIES

This building is perfect both as a private residence and as a family run touristic accommodations, thanks to some works.

LOCATION

The location of this wonderful property has many points in favor, such as the breathtaking view and the proximity to the most famous towns in Tuscany:

Montalcino 20 min (20 km), Pienza 35 min (35 km), San Giovanni d'Asso 30 min (28 km), Siena 15 min (12 km).

The nearest airport is in Florence 1 h 10 min (90 km).



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