

# *Rolling Hills*

---

CHARMING ESTATES



Ref: TCR-108

Toscana - Arezzo - Foiano della Chiana

PRICE: 850.000,00

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: 500.00 Mq

Bedrooms: 8

Bathrooms: 6

Swimming-pool: 1

Land: 5 ha

For sale wonderful organic farmhouse of 500 sqm, that is divided in 3 apartments and 2 suites, for a total of 8 bedrooms, 6 bathrooms, 5 ha of land, a panoramic pool and an annex of 360 sqm.

This amazing building of 500 sqm is on 2 levels.

On the ground floor there are 2 suites, which are both composed of a living room, a bedroom and a bathroom, and 8 rooms that are currently used as storages.

The first floor is composed of 3 apartments:

The largest one is composed of 2 kitchens, dining room, an extended living room with fireplace, 3 bedrooms and 2 bathrooms.

The second apartment is composed of 2 bedrooms, a kitchen with dining area and a bathroom.

In the third apartment there are one bedroom, a kitchen with dining area and a bathroom.

The property is surrounded by 5 ha of land, enriched by gorgeous plants, a panoramic pool, and an annex of 360 sqm, that is currently used as a storage.

## STATE AND FINISHES

The property has been finely restored using prestigious materials and preserving the typical Tuscan features.

## SERVICES AND UTILITIES

The farmhouse has an LPG heating system, and the water is supplied by the public water system and a private well.

## USES AND POTENTIALITIES

This building is perfect as a family run touristic accommodation, where you can enjoy the charming Tuscan hills in a fabulous location.

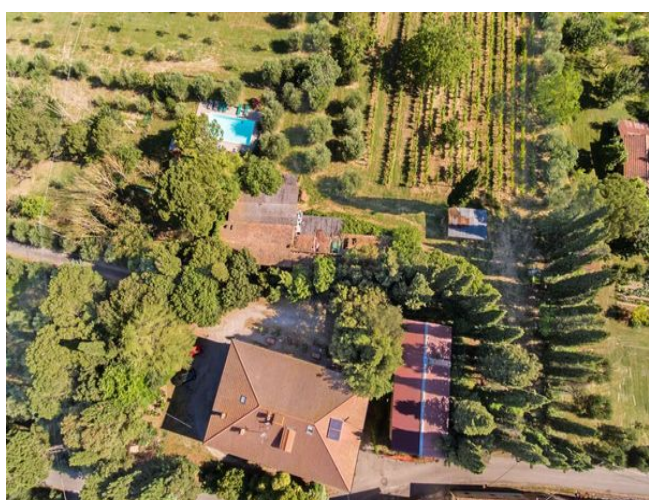
## LOCATION

The property is located in a panoramic position a short distance from the most famous towns in Tuscany.

The nearest town is only 2 km (4 min) from the farmhouse, Arezzo 30 km (30 min), Montepulciano 25 km (35 min), Florence 85 km (1h), Siena 55 km (50 min).

The nearest airport is in Florence 100 km (1 ha).





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