

Rolling Hills

CHARMING ESTATES



Ref: TCR-081 BIS

Toscana - Siena - Torrita di Siena

PRICE: 895.000,00

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

GENERAL INFORMATION

Surface: 800.00 Mq

Bedrooms: 13

Bathrooms: 8

Swimming-pool: 1

Land: 10.5 ha

Wine farm with a farmhouse of 800 sq.m. in Tuscany, for a total of 13 bedrooms, 8 bathrooms, 10.5 ha of land, olive trees, vineyard and pool.

Close to Montepulciano and Pienza, with a wonderful view over Val d'Orcia and Val di Chiana, there is this outstanding tourist accommodation, which is composed by 4 buildings, for a total of 800 sq.m. The main building is on 2 levels, at the ground floor there are 2 apartments, each one is composed of 2 bedrooms 1 bathroom, a kitchen with living room and an independent entry. At the first floor there is the apartment of the owner, which is composed of a spacious living room accessible directly from the panoramic terrace, a well equipped kitchen, 4 bedrooms, 2 bathrooms and a storage. The property has spacious external spaces, like porches and terraces that make it truly unique. Close to the main building there is the first annex, which is composed of 2 one-room apartments with bathroom and an apartment with 3 bedrooms, 2 bathrooms and a kitchen with living room. There are also a cellar of 130sq.m. and a garage of 75 sq.m. The land has an extension of 10.5 ha, with garden, 12X6 pool, 1,5 ha of vineyard (Sangiovese / Chianti colli senesi), 400 olive trees and 6 ha of arable land. **STATE AND FINISHES** The property is currently inactive, but is in good conditions and habitable, it doesn't need of works but if you think that is necessary you can make some modernization. **SERVICES AND UTILITIES** The water is supplied by public water system, and by a small private well, and there is a LPG heating system. **USES AND POTENTIALITIES** This property is perfect for the ones who want to have a small touristic accommodation, with wine and oil production that might be deployed using the 6ha of arable land. **LOCATION** The location of this property is strategic, because it rises only 10 min. (5km) from the nearest town, and you can easily reach Pienza, Montepulciano and Monticchiello in 15/20 minutes (12 km), Siena 50 min. (60 km). The nearest airport is in Florence 1h 15 min (110 km).



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