

Rolling Hills

CHARMING ESTATES



Ref: TCR-114

Toscana - Siena - Torrita di Siena

PRICE: 2.950.000,00

Rolling Hills Italy

Via Dell'Opio Nel Corso 62 - Montepulciano

www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 700.00 Mq

Bedrooms: 6

Bathrooms: 6

Swimming-pool: 1

Land: 32 ha

In a beautiful location, lulled by the rolling hills of Siena, we find this farm of 32 hectares of land with 750 olive trees, about 2 hectares of vineyards, 1 hectare of wooded land with truffle grove and beautiful private lake, 27 hectares of arable land and an outbuilding of about 300 square meters. To crown this magnificent property there is a farmhouse of about 700 square meters, all built with quality materials, typical of the Tuscan tradition and modern touches.

The house consists of 6 bedrooms, 6 bathrooms and a magnificent garden of about 5000 square meters, enriched with ornamental plants that frame an elegant 8x4 m swimming pool.

The main house is made of brick and stone and is on two levels:

on the ground floor there is a large and bright entrance framed by a double staircase, a kitchen with convenient access to the outdoor porch, ideal for transferring lunches and dinners with friends outdoors, 2 huge living rooms of 80 square meters each with refined vaulted ceilings and fireplace overlooking a pergola and a large panoramic porch, and a bathroom.

On the first floor there is master area consisting of living room, study, 3 bedrooms and 2 bathrooms; there is also a suite with living room with fireplace and a bedroom with bathroom.

Also inside the main house there is an apartment on 2 levels:

on the ground floor there is the entrance and a bedroom with bathroom, while on the first floor there is a kitchen with dining room, living room and a bedroom with bathroom.

Outside this beautiful property there is an annex on two levels:

in the basement there is a large garage and a well-equipped cellar for a total of 150 square meters, while the ground floor is used as a porch and terrace (for a total of 150 square meters) where you can admire the beautiful view of the Sienese hills.

The garden of 5000 square meters, which surrounds the house, is very well kept and enriched with ornamental plants that frame an elegant panoramic swimming pool 8x4 m.

The farm is composed of 32 ha of land with 750 olive trees, about 2 ha of vineyard, about 27 ha of arable land and 1 ha of woodland with truffle grove and beautiful private lake.

CONDITION AND FINISHING

The property has been completely renovated using high quality materials, typical of the Tuscan tradition, without forgetting, however, the best modern comforts that can certainly not miss in this magnificent object, such as underfloor heating, automatic irrigation and air conditioning, which is present in all the bedrooms of the house.

SERVICES AND UTILITIES

The house has a LPG underfloor heating system, while the water supply is guaranteed by the public aqueduct, while the irrigation of the garden is guaranteed by the private pond.

USES AND POTENTIAL

This beautiful property is ideal both as a private house and as a tourist accommodation, where you can have your own small production of wine and oil, which certainly guarantee a great added value to the property.

LOCATION

The property is located a few steps from the magnificent Val d'Orcia, ideal location to welcome tourists and let them discover the beauty of Tuscany, as they can reach all the most famous Tuscan villages in a very short time.

The nearest village, where you can find all the services, is only 2 km (5 min) from the farmhouse, Pienza 15 km (20 min), Montepulciano 10 km (10 min), Montefollonico 10 km (10 min), Cortona 28 km (25 min), Siena 30 min, Florence 1 hour.

The nearest airports are Perugia 70 km (45 min) and Florence 100 km (1h), while the airports of Rome and Pisa are about 200 km (2h).



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