

Rolling Hills

CHARMING ESTATES



Ref: TCR-113

Toscana - Siena - Montepulciano

PRICE: 2.300.000,00

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

GENERAL INFORMATION

Surface: 760.00 Mq

Bedrooms: 9

Bathrooms: 11

Swimming-pool: 0

Land: 4.7 ha

Gorgeous farmhouse of 760 sqm, for sale at the gates of Montepulciano in Tuscany.

The property consists of a main villa, annex with restaurant, for a total of 9 bedrooms and 11 bathrooms, stable and 4,7 ha of land with bio-lake.

Everything has been completely restored with the use of bio-construction criteria.

This beautiful estate consists of:

Main villa of 370 sqm on three levels, the ground floor comprises a single flat where the owners currently live. The house consists of entrance hall, living room with fireplace, kitchen, dining room, 2 bedrooms, 2 bathrooms and porch.

The first and second floor, which can be accessed through an external staircase with loggia, are used as a farmhouse, in total there are 4 bedrooms with bathroom.

The annex of 300 square meters houses a bedroom with bathroom, a flat on two levels with living room, bathroom, 2 bedrooms, several rooms for storage and a nice restaurant with panoramic terrace from which you can enjoy a truly unique panoramic view of the village of Montepulciano.

Currently there are 7 rooms used as agriturismo.

The land has an extension of 4,7 hectares of which part is used as a park with bio-lake, part is used as olive grove, orchard and arable land; not far from the farm centre there are also the stables of about 90 sqm.

CONDITION AND FINISHES

The main building was restored in 2003, but is in excellent condition since the current owners make improvements annually, the annex was last renovated in 2019 when the restaurant was built.

The works were all carried out using construction techniques in line with green building techniques and using natural materials as much as possible.

SERVICES AND UTILITIES

The company is practically independent from an energy point of view, there is a 12 kw photovoltaic system that powers the heat pumps with which both heating and air conditioning are produced.

In the coldest periods of the year the buildings are equipped with wall heating powered by a wood/pellet/gas boiler.

In addition there is solar thermal for the production of hot water.

USES AND POTENTIALITY

This object is ideal for those who want to carry out a family run agritourism activity, the dimensions are ideal.

LOCATION

One of the strengths is certainly the position we are less than one km from the centre of Montepulciano and although we are at the gates of the village there is a wonderful view and absolute privacy, 15 min. from Pienza - Monticchiello and the motorway entrance.

The nearest airport is Florence 1 h.

