

# *Rolling Hills*

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CHARMING ESTATES



Ref: TCR-116

Toscana - Arezzo - Monterchi

PRICE: 780.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
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## GENERAL INFORMATION

Surface: 350.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming-pool: 1

Land: 12 ha

Charming stone farmhouse of 350 sqm in Monterchi, Tuscany, for a total of 4 bedrooms, 4 bathrooms a plot of about 12 ha of which part is used as a well kept park and complete with an elegant 6x12 swimming pool.

This charming stone farmhouse has a living area of about 320 sqm and is perfectly set in a dominant position on a lush green hill near Arezzo.

The property enjoys absolute privacy without being far from the main amenities and services.

The current owners bought this real gem in 2001 and, in that very year, they also completely restored the farmhouse using rustic and valuable elements typical of the Tuscan tradition and modern and design elements, which contribute to give an unmistakable character to this wonderful property.

The farmhouse is on two floors:

the ground floor consists of a large and bright kitchen with ventilated fireplace and external access to the romantic porch of about 30 sqm, a dining room, 2 bedrooms with private bathroom and a laundry / technical room.

Through internal and external staircase you can reach the first floor which consists of a study, living room with fireplace, a hallway, and two large bedrooms with private bathroom and walk-in wardrobe.

Externally the property is surrounded by about 12 ha of land, part of which is used as a well kept park and complete with an elegant 6x12 swimming pool.

## CONDITION AND FINISHES

This beautiful stone farmhouse was purchased and restored by the owners in 2001, using elements and materials of great value typical of the rustic Tuscan tradition, combining them with more modern and design elements, giving a unique and unmistakable flavor and character to the property.

## SERVICES AND UTILITIES

The property has a water supply guaranteed by 2 private wells, while the heating system is LPG, assisted by solar thermal.

On the first floor the rooms and the living room are equipped with air conditioning.

## USES AND POTENTIALITY

This delightful object is ideal to be used as a second home, where you can take refuge and spend your holidays in peace and quiet, surrounded only by family and nature that crowns the property.

## LOCATION

The farmhouse has a white access road of about 3 km, the town centre complete with all services is located about 5 km (10 minutes) from the farmhouse, Arezzo 30 km (35 minutes), Città di Castello 20 km (25 minutes), Anghiari 15 km (25 minutes). The nearest airports are: Perugia 70 km (1 hour), Rome 275 km (3 hours), Florence 120 km (1 hour and 30 minutes), Pisa 190 km (2 hours and 40 minutes).

