

## Country houses for Sale in Montepulciano (SI)

Upon request

Ref: CA511T



**Size:** 450 sqm

**Field:** 30 ha

**Rooms:** 18

**Bedrooms:** 9

**Bathrooms:** 7

**Swimming pool:**

Privata

**Energy class:** G

**IPE:** 175

Immersed in the vineyards and rolling hills of Tuscany, in a private and panoramic position, beautiful property with breath-taking views over the historic centre of Montepulciano. The house, dating back to the end of the 18th century, has been completely restored maintaining the characteristics of typical Tuscan farmhouses and is spread over two floors for a total area of approximately 450 square meters. The ground floor has been subdivided into three independent units with private garden as well as a further flat recently converted from an old pigsty. The first floor, which is currently the owner's residence, is accessed through a glazed loggia and an internal staircase leading to the living area, which consists of a large living room, dining area, kitchen, and panoramic terrace. A corridor leads to the sleeping area where there are three bedrooms and a large bathroom with tub. The property has a pond, 2 wells, a large capacity rainwater collection tank, photovoltaic system, and LPG heating system with independent boiler for each flat. Not far from the house there is an annex of 140 sqm divided on two levels, now used for agricultural purposes but that can be transformed into a civil residence. Close to the house there is a wonderful panoramic swimming pool of 6 x 12 metres surrounded by a green area with wooden pergola. The house is surrounded by 5,500 sqm of garden and about 30 hectares of land, most of which is used as arable land as well as an olive grove with 300 olive trees. The property is completed by another annex of 280 square metres for the storage of tools and machinery for the running of the farm.















*LOGICA IMMOBILIARE S.R.L.*

*Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)*

*P.IVA: 01257190528*

*Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: [info@logicaimmobiliare.com](mailto:info@logicaimmobiliare.com)*