

Country houses for Sale in Montepulciano (SI)

890.000 €

Ref: CA202T



Size: 300 sqm

Field: 7,5 ha

Rooms: 10

Bedrooms: 4

Bathrooms: 4

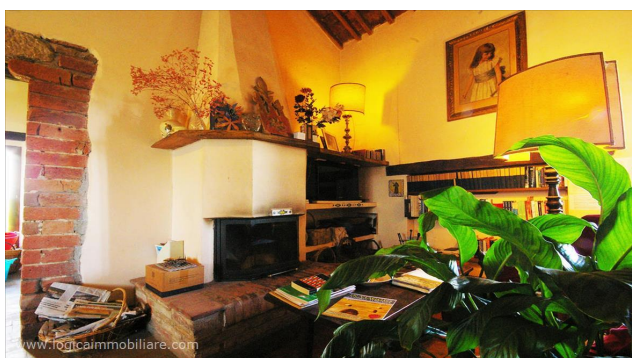
Swimming pool:
privata

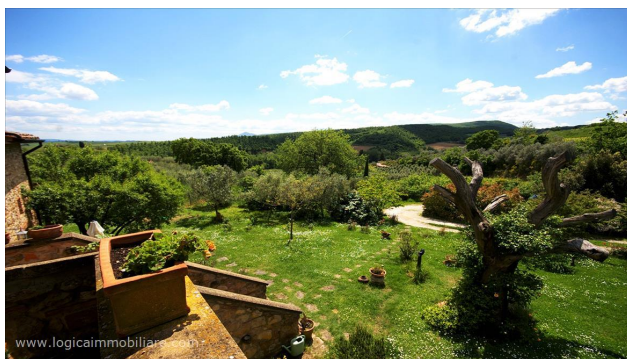
Energy class: G

IPE: 160

The property, located in a quiet and reserved, dates back to the first 800 years and has been the subject of a deep and wise restoration, thanks to which have been maintained and the typical style of Tuscan farmhouses of the time. Along with the restoration of the original materials, such as flooring and terracotta tiles, wooden beams and stone exterior, the building has undergone the modernization, alongside the preservation of its typicality the most highly insulated new the roof, the total renovation plant water and electricity, including solar panels to zero CO2 emissions and breathable phyto pond for recycling of sewage; all in full respect for the originality of the structure and the surrounding environment. The house is spread over an area of about 300 square meters and is distributed on two levels. On the ground floor, currently used as accommodation, there are three apartments, each with living room, bedroom and bathroom; one of them overlooking a porch in front of the pool, from which you can enjoy breathtaking panoramic views of the valley, being the property in an enviable dominant position. Completes the ground floor a large cellar, called Cantinello, equipped with a spacious kitchen (ideal for convivial banquets) and a laundry room / storage. We access the upper floor through a fascinating flowery stone staircase, from whose balcony you can enjoy a pleasant view of the hills; This has four rooms composed by a large living room with fireplace, kitchen with gallery, hallway, study with mezzanine, bathroom and a spacious bedroom. All the rooms have a fantastic panoramic view of the surrounding countryside, thanks to the generous height of the ceilings, are particularly bright. Front of the house there is a well-kept garden of 1,200 square meters, with irrigation system, a BBQ and a swimming pool with exceptional views. The property includes 7.5 hectares of land, of which 5 are used as olive groves (three of which are in production) and the rest destined for arable

land and vineyards. Passion, care and respect, lavished over the years by the owners, together with the beauty and the quiet of the place, make this property a magical and unique place of its kind.





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