logica immobiliare
la soluzione a portata di mano

Country houses for Sale in Montalcino (SI) **Upon request**

Ref: CA445T

Size: 550 sqm
Field: 38 ha
Rooms: 18
Bedrooms: 6
Bathrooms: 7
Energy class: G
IPE: 175

Between Montalcino and San Giovanni d'Asso, in one of the most sought after places in Tuscany between the Val d'Orcia and the Crete Senesi, we are pleased to offer for sale this magnificent property composed of a beautiful farmhouse with land. The farmhouse has been expertly restored in 2008 maintaining all the characteristics of the typical Tuscan farmhouses and is currently presented in stone and brick facade and It is spread over two floorfor a total area of about 550 square meters.Inside it has been divided into several housing units, including two apartments on the first floor, two on the ground floor of which one is currently unfinished and a small outbuilding. The apartments are currently used for tourist rentals and they are composed as follows:First apartment on the ground floor, with two entrances, it consists of a large living room with fireplace, kitchen, two bedrooms and two bathrooms. First floor apartment composed of a large living room with kitchenette, double bedroom with en suite bathroom, double bedroom and bathroom. Further apartment on the first floor with independent entrance from the loggia, composed of the living room, kitchen with fireplace, two spacious double bedrooms with two bathrooms. The farmhouse, surrounded by the marvelous Tuscan hills, can be reached from a gravel road that connects it to the main road. The property includes the marvelous farmhouse, two outbuilding and about 38 ha of land of various cultivation including, arable land, pasture, 5000 sqm of olive grove with 100 plants, 5500 sqm of DOC Orcia, vineyard and 8ha of wood with truffle grounds. The house has all the utilities: LPG heating, electrical system, internet, artesian well, Fiora aqueduct, water collection, small lake for 2/3 and another pond. The property can be used for multiple purposes, from a prestigious private farmhouse as from its origin, from a second home or from a holiday home, business accommodation or private apartments or as an investment.

Pienza is 16 km away, Montepulciano 31 km, Siena 38 km, Florence 110 km and Rome 210 km.

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