

Farms for Sale in Montepulciano (SI)

2.650.000 €

Ref: TAZ40T



Size: 1200 sqm

Field: 19 ha

Rooms: 28,5

Bedrooms: 13

Bathrooms: 15

Swimming pool:

Privata

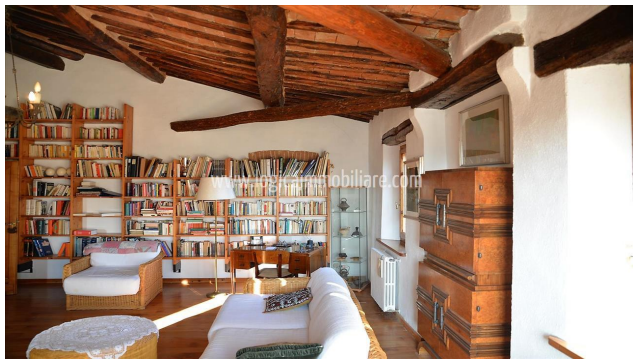
Energy class: G

IPE: 175

A few kilometres away from the wonderful city of Montepulciano, steeped into a charming landscape among rolling hills, woods, vineyards and olive groves, this amazing property of about 19 ha with two detached buildings, a holiday farm and a manor house, besides the cellars and the storage rooms, with a lovely swimming pool. The buildings are all made of stone and bricks, once represented an Etruscan settlement and later turned into a structure dated back to the 1700. Partially restored in 2002, a peaceful corner steeped into a natural frame, where the precious history of the meeting between the rural, bourgeois and noble traditions is still alive. The buildings cover a total area of about 1.200sqm. The larger one covers a total area of about 650sqm and it was built all around an interesting central courtyard, at the ground floor it has several living areas separate by large bricked arches which make this a spellbinding environment, with wooden beams and 'cotto' flooring, while the reception room has a magnificent fireplace and lovely parquet flooring. The kitchen is very spacious and has a big built-in fireplace for barbecues. At the first floor the sleeping area with three bedrooms and two bathrooms. The another half of this building represents the manor house, which is composed of a large kitchen, a bright spacious living room, three bedrooms and two bathrooms. There are several rooms which could be used to put together a potential shop for the agricultural activity, all located at the ground floor, currently used as cellars, storage rooms, garage and technical rooms. The other building, the one used as holiday farm, is detached from the manor house and it is composed by three apartments and a suite at the first floor, all designed according to the typical Tuscan tradition, refined with great taste and with high regard for each detail, while the ground floor is assigned to the rooms used for the holiday farm activity, such as the kitchen, the breakfast room and the

cellar. The large swimming pool, located in a panoramic position, is 6x12mt large and in close proximity we can also find the wine cellar and the other rooms used for the agricultural activities. Inside the property there is a lake which gathers the water coming from the hill and used for the farming activity. The land covers a total area of about 19ha, it has 1,60ha of vineyard, 1,30ha of which is Nobile and the rest red IGT wine, besides there is 1,50ha olive grove with about 300 productive olive trees, plus there is a fruit grove with plum and hazel trees, there is also 3,18ha of agricultural land and the rest is woodland, which also includes some truffle ground. An extremely interesting property both from a historical and an environmental point of view, located in a very strategic position inside the very heart of Tuscany, an excellent chance to make a clever investment for a summer residence or even for a high level tourist accommodation activity.







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