

Farms for Sale in Montepulciano (SI)

1.250.000 €

Ref: TAZ43T



Size: 1592 sqm

Field: 13 ha

Rooms: 31,5

Bedrooms: 9

Bathrooms: 9

Energy class: G

IPE: 175

In the magnificent Senese country side just a stone's throw from the old part of Montepulciano surrounded by vineyards, woods and arable land stands this lovely property which consists of a typical Villa which dates back to the fifties renovated in the seventies and of a charming historical tower recently restored. The property is partly used as a Farmhouse partly as a private villa with a large garden which develops on different levels; the whole property includes about 13 hectares of land. The location is very interesting because Montepulciano, an attractive little town typical of the renaissance period, is one of the most desirable areas in Tuscany, not far from Umbria and easy to be reached by Rome or Florence. The town is all about history, art and culture blend with an excellent traditional cookery and a good wine. The villa develops on area of about 670mq on two levels, at present divided in two apartments and a room used as an agriturismo. The villa offers large areas and a wonderful view on Montepulciano, several details as the big fire place and the covered veranda overlooking the valley are unique, even though the building needs a bit of restyling and renovation works, especially on the ground floor. In the property there is also a beautifully situated middle-age tower dating back to 1200/1300 has been completely restored and, at present, houses two apartments used as agriturismo. High refined finishing touches and very painstaking details assure to the guests a marvelous stay. From every corner and window of its cool interior you can enjoy a breath taking view. Belonging to the property there is also an agricultural annex of about 155sqm that can be rebuilt, maybe for a dependence, or for agricultural purpose, or maybe to create a gym or a spa. The land is divided in a ready to cut woodland, 5 hectares of arable land, about 4 hectares of large olive grove, with about 750 olive trees and a big park surrounding the villa. The hilly land is bordered by a stream.

There are two gpl boilers for the two buildings heating; there is also a solar power system to warm water in the summer. The area can exploit the local aqueduct but the property can also exploit a little spring water lake used for agriculture. The farmhouse level there are also two storehouses and some cellars which need to be restored. We are in the heart of Tuscany in the Nobile wine land with a view on the middle-age village which offers breath taking sunsets and enchanting hills. You can get to Pienza and Val d'Orcia in 20 minutes. Distance: from Siena 60 kilometers and from Firenze 100 kilometers







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