

## Villas for Sale in Montepulciano (SI)

660.000 €

Ref: VL157T



**Size:** 600 sqm

**Field:** 4,5 ha

**Rooms:** 17,5

**Bedrooms:** 6

**Bathrooms:** 4

**Energy class:** G

**IPE:** 175

In the neighboring countryside to the noble wine country, overlooking the renaissance town the villa was built in the 50s and preserves the last renovation of the 70s with a great potential requires some restructuring and restyling but it is habitable. There is a great garden and a olive grove about 750 plants for a total about 4 H and 5000 Mq of great garden which is spread over two levels and today is divided into two units one on the ground floor and the other on the ground / basement, built on the hill has access on both levels on the outside. A surface about 600mq spread over two levels, with big spaces and a beautiful view on Montepulciano, from the garden there is the access at home, almost every rooms have French doors, a large arcade surround the live space e the rooms, this apartment is distributed all on one floor for this reason is comfortable. There is a wide and bright living room with a beautiful chimney where to enjoy the nights of winter. The floor makes the space even wider, where there is the large kitchen that have the access at the terrace with the view on Montepulciano. Perfect for a winter garden or to enjoy the view in summer and winter. At the first floor there is a bathroom/laundry and 3 bedrooms with two bathrooms inside and an office. At the ground floor there is the second apartment, where there is the lunch area, the kitchen, 3 bedrooms and two bathrooms. This is the area that need to be restored. On the same floor there is a large tool shed, a thermal plant, a waterworks, an oil depot and a warehouse. The heating is LPG for heating while the area is served by the aqueduct. This property offer offers multiple uses, for a private villa, for a tourist accommodation that has both space for guests and for the owner, a villa that guarantees privacy but is not isolated. A few kilometers from the centers such as Pienza, Monticchiello, Sarteano and Montalcino, Rome is 170 km away, Florence 110.









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