

## Farms for Sale in Montalcino (SI)

**2.990.000 €**

**Ref: TAZ44T**



**Size:** 660 sqm

**Field:** 43 ha

**Rooms:** 25

**Bedrooms:** 9

**Bathrooms:** 6

**Swimming pool:**

Privata

**Energy class:** G

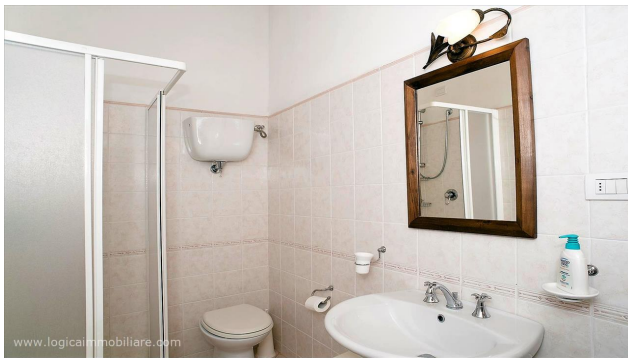
**IPE:** 175

Set on a hill, in a fascinating natural context with a view of a UNESCO World Heritage, Val d'Orcia, this farmhouse is characterized by a stunning view of the valley. This estate is located just few kilometers far from Montalcino, immersed in the countryside of Tuscany. It has a swimming pool, which is surrounded both by the beautiful hills of Tuscany and agricultural holdings of 43,2 hectares. The building is of a great historic value, as the first information about it date back to the 13th century. During this time, it became a dwelling of the farm of Grancia di Montisi, a property belonging to the museum 'Santa Maria della Scala in Siena', as demonstrated by a stone coat of arms found during the restoration works. The main farmhouse covers an area of 400 square meters and is structured into two floors. It is divided into four independent apartments which are organized in this way: A master suite with a dining room equipped with an ancient fireplace dating back to the 18th century, two bedrooms, a bathroom with shower, and a master bedroom. The apartment N°2 has a sitting room, a kitchen, a bathroom with shower, and a double bedroom; The apartment N°3 has a kitchen with a dining room, a sitting room, a bathroom with shower, a utility room, and two double rooms. The apartment N°4 has a dining room with a kitchen, a bathroom with shower, and a double room. Just next to it, there is also a building having a relaxation room with a wonderful panoramic terrace for the guests of the agritourism, a reception room, a bathroom, and a laundry. There is also another apartment that completes this building. It includes a living/dining room, an equipped kitchen, two double rooms, and a bathroom with shower. These buildings are characteristic rural farmhouses made of stone and bricks, with stone and masonry bearing walls, and with all the characteristic traits that are still visible. For example, wooden beams, terracotta floors, wood fixtures, and a historic sundial built on the south wall

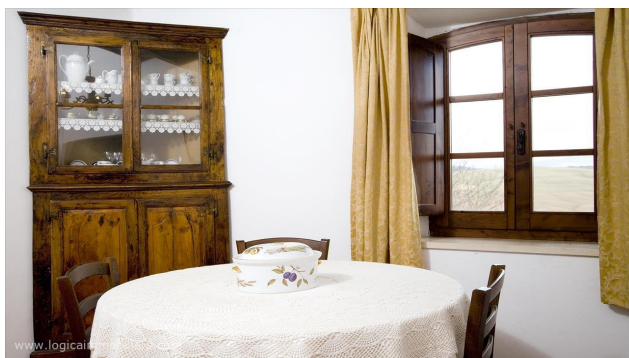
of the independent apartment. The property has about 43,2 hectares of land, most of them used for cereal growing (about 41,7 hectares) and olive groves (1,3 hectares), equipped with two warehouses for agricultural purposes. The property is located in a perfect position, near an easily reachable small village. The surrounding environment is characterized by a unique peace, very appreciated at international level for its panoramas, its sunsets, and for its unique and incomparable countryside. Distances: starting from the historic centre (2km;5'), it is possible to reach easily all the Tuscany, thanks to the central position of the region: the building of Papale Pienza (14km;20'), the village of Montalcino with its famous Brunello wine (22km; 25'), the medieval suburbs of Montepulciano (29km; 30'), the village of Castiglione del Lago (51km; 45'), the city of Siena, that hosts the famous horse race Palio di Siena (62km; 1h), the sea of the coastal area of Maremma (78km; 1h 15') and the incomparable city of Florence (119km; 1h 30'). The nearest airports to this property are: Grosseto Baccarini (83km; 1h 20'), Perugia Sant'Egidio (90km; 1h 10'), Firenze Peretola (136km; 1h 30'), Pisa Galilei (196km; 2h 10'), Roma Ciampino (219km; 2h 20') e Roma Fiumicino (233km; 2h 20').











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