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la soluzione a portata di mano

**Country houses for Sale in Rapolano Terme (SI)** **2.500.000 €**
**Ref: CA569T**

**Size:** 600 sqm
**Field:** 5 ha
**Rooms:** 20
**Bedrooms:** 9
**Bathrooms:** 10
**Swimming pool:** privata
**Energy class:** G
**IPE:** 175

In the Tuscan countryside surrounding Siena, only a few kilometres away from Rapolano Terme, a beautiful 600sqm real estate consisting of a stone made country house currently used as both Agriturism and private residence, a swimming pool with solarium, several other annexes and 5 hectares of agricultural land with vineyard, 1000 olive trees and many fruit trees. The former original house has been completely restored with high respect of the typical features of the Tuscan farmhouses, by preserving the architectonic charm of the pre-existent walls and stone arches, where every single detail has been chosen with high regard and care by the owners, with the result of an extremely fascinating farmhouse which enhances with great success the ancient splendour of the house. The residence is composed by nine cosy bedrooms with en-suite bathrooms, five of them currently used for the rentals activity led as Agriturismo, comfortable, large and each one characterized by specific features that make each bedroom unique: one has a loft, another one has a small private garden, some have two other even three beds. At the ground floor is a cosy and functional restaurant created from the renovation of the old stable with a large veranda and panoramic terrace. Also on the ground floor is a beautiful relaxation and wellness area with Turkish bath, emotional shower, whirlpool bath, massage area and treatments with natural products. The first floor is dedicated to the owners' living quarters, consisting of an entrance hall, large living room with fireplace, four double bedrooms, three bathrooms, a walk-in wardrobe and a mezzanine area overlooking the central hall. There is also a cellar for wine and oil production, a warehouse used as a carpenter's workshop and a garage for storing agricultural machinery. The systems are all present and functioning, the heating and cooling system is underfloor, there is a connection to the municipal waterworks and in addition to the solar panels there is also a

20 kw photovoltaic system. The property, immersed in its five hectares, offers the possibility of wonderful walks in the open air and moments of great relaxation, especially in the solarium area by the beautiful and special pool made of resin with pergolas and gazebos where you can enjoy the peace and quiet of the place. A property with great potential, ideal for those who wish to continue the agritourism activity now consolidated by the current owners, but also for those who wish to live in the midst of the nature of the place, among rows of olive groves and vineyards, transforming the current property into an enchanting private residence of great charm. Rapolano Terme is 6 km away, Siena about 35 km, as are Montalcino and Pienza.

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