



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Montalcino ! Beautiful stone farmhouse with garden and olive trees | Real estate Tuscany



IT-TCR333-KA

Panoramic view  
53024 Montalcino  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	53024
<b>Country</b>	Italy
<b>City</b>	Montalcino
<b>Additional geographical information</b>	Siena
<b>Living space</b>	approx. 140 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 1.800 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	3
<b>Asking price</b>	490.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Wonderful stone farmhouse of 140 sqm in Montalcino, on two levels, with 2 bedrooms, 3 bathrooms and garden with about 30 olive trees.

This beautiful farmhouse is located between Montalcino and San Giovanni d'Asso and is immersed in the rolling hills of the Val d'Orcia and the Crete Senesi with a breathtaking view of Montalcino.

The farmhouse is located in a residential complex consisting of 7 independent stone farmhouses, each with its own exclusive garden.

The 140 sqm farmhouse is on two levels as follows.

On the ground floor there is a large living area, with a panoramic loggia and fireplace, kitchen, bathroom and under-stair storage room.

On the first floor there is a master bedroom with private bathroom and covered loggia and a further bedroom with bathroom.

In the private garden there is an olive grove with about 30 plants.

The property is a new construction from the 2000s, with the characteristic Tuscan style, stone façade, terracotta floors and beamed ceilings.

There is also a modern touch, in fact the bathrooms are in resin.

The systems were made by the current owners in 2018-2019, so they are very recent.

The property is connected to all utilities.

The water connection is with the public aqueduct, as well as a cistern for collecting domestic water and a cistern for rainwater for irrigation.

The heating is split, like the air conditioning.

The property is perfect for use as a main residence or holiday home.

Very interesting also the development of tourist rentals, given the location in one of the most renowned areas of Tuscany.

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## Location

The property is located 4 km from the nearest village.

In the vicinity there are many Brunello wine cellars and vineyards and agriturismi with restaurants.

San Quirico d'Orcia is 11 km away, Montalcino 12 km, Pienza 20 km, Montepulciano 34 km and Siena 40 km.



The Bagno di Vignoni spa is 16 km away.

The nearest airports are Florence (115 km) and Rome (240 km).



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**Your contact person**

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