

## Villas for Sale in Montepulciano (SI)

1.800.000 €

Ref: VL152T



**Size:** 2465 sqm  
**Field:** 1,5 ha  
**Rooms:** 53  
**Bedrooms:** 15  
**Bathrooms:** 10  
**Swimming pool:**  
Privata  
**Energy class:** G  
**IPE:** 175

Charming historical dwelling dated back to the 1800, with a wonderful park with a chapel. The property is located a few steps from serviced and it is completely fenced. It is like a little hamlet where, in addition to the main villa, there is a building divided into two residential independent units, for a total surface of about 1,490 sqm for residential use. Moreover, there are additional 1,300sqm of surface related to garage, cellars and warehouses located in the building. This one is developed on three levels: at the ground floor there are the cellars and warehouses, while at the first and second floor there are some apartments, making this property an ideal one for the realization of a B&B with several rooms, or a structure with mini independent apartments. The villa, also developed on three floors, is characterized by wide and bright spaces, such as the wonderful living rooms located on all the floors and that, at the ground floor, directly lead to the outside space of the property. The marble flooring, the barrel vaulted ceilings and the refined finishings make the real estate an epochal and unique residence, with a solar paving, accessible through the attics, that offers a stunning view over Montepulciano and the surrounding valley. The property is completed by a greenhouse, a roost and a wide agricultural warehouse. There are a lot of spaces that can be revisited allowing the creation of a luxury resort, with wide spaces for a spa or conference room. A wonderful property with a high historical and artistic value and a unique atmosphere provided by the amazing park of 7000sqm, a part of which cultivated as olive grove with about 300 fertile olive trees. The outside of the property is completed by the chapel and a large swimming pool.











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