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la soluzione a portata di mano

## Country houses for Sale in Montalcino (SI)

2.500.000 €

Ref: CA522T



**Size:** 300 sqm

**Field:** 0,8 ha

**Rooms:** 9,5

**Bedrooms:** 3

**Bathrooms:** 4

**Swimming pool:**

Privata

**Energy class:** G

**IPE:** 175

Beautiful property set in one of the most beautiful and desirable landscapes of Tuscany. The village of Montalcino can be reached with a pleasant walk and this is one of the strengths of this beautiful house that is located in the countryside and from which you can enjoy a beautiful view over the hills planted with vineyards. The house has been completely and recently restored and covers a surface of about 300 sqm. Distributed on three levels with access to the garden and the outside from each floor. The living area is on the middle floor and consists of a kitchen with central island, a bathroom, dining area and a double living room with fireplace divided by a stone arch. Each room has access to the large and fantastic terrace, with panoramic views over the hills and the swimming pool characterized by a small and pleasant stone waterfall and surrounded by a solarium area with gazebo. An internal staircase in travertine with a barrel vaulted ceiling leads to the floor above where the sleeping area is located, composed of a large master bedroom with fireplace and en suite bathroom and two other bedrooms served by a second bathroom. From the hallway connecting the bedrooms, one can access the garden and reach the other floors also externally. From the living area, you can also access the floor below, which consists of a large open space very bright due to the presence of two large windows overlooking the garden. An important fireplace makes this space ideal for dinners and convivial get-togethers also for winter evenings and a stone arch divides it from a study area with bathroom. The house is surrounded by about 8,000 sqm. Of garden and land of exclusive relevance. The house is surrounded by about 8,000 square metres of garden and land. With driveway access there is a parking area and not far from the house there is an annex of about 10 square metres used as a shed for outdoor furniture. The systems are all present and fully functional. The property



is connected to the municipal water supply, and there is a well for irrigation of the garden, the underfloor heating is powered by LPG and hot water is provided by solar panels. A unique property of its kind, renovated with taste and materials of the highest quality, an ideal and wonderful private residence, but also an excellent investment to be inserted in the circuit of luxury tourist rentals. The coasts of the Tyrrhenian Sea are about 80 km away, Florence 114 km, Siena 42 km, Rome Fiumicino airport 230 km.











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