

## Farms for Sale in Montepulciano (SI)

Upon request

Ref: TAZ49T



**Size:** 700 sqm

**Field:** 11 ha

**Rooms:** 15

**Bedrooms:** 2

**Bathrooms:** 5

**Energy class:** G

**IPE:** 175

Located in an agricultural area of great value, a few kilometers from the beautiful village of Montepulciano, beautiful farm with organic certification surrounded by hills, woods, vineyards and olive groves, with 11 ha of land and about 700 square meters of buildings. The company consists of buildings for both instrumental and residential use, as well as winemaking systems, equipment and agricultural machinery. As for the buildings, the property consists of a recently built cellar and a tasting area above, with original furniture made from wooden barrels, and an office. Adjacent to the cellar, there is a shed, changing rooms and services. Not far from the cellar, there is a second cellar that is buried in a cave for wine aging, with a bottling chain. Above it, there is a room that is used as a vinsantaia. At a further higher level, there is the building whose intended use is a dwelling, and it consists of a living room, a kitchen, a utility room, a bathroom, a hallway and two bedrooms. Near the house, is a shed, and not far from it, there is an outbuilding used as a storage, and two other buildings as a warehouse. The property includes lands for agricultural use, for a total area of about 11 hectares. They include 7 hectares 58 are 18 ca of vineyards (Nobile di Montepulciano, Rosso di Montepulciano and Chianti Colli Senesi varieties), 1 hectare 32 are 12 ca of olive groves, and the remaining part of arable land and woods. There is a connection to the municipal aqueduct, as well as two fountains fed by spring water. This production company is located in one of the most sought-after and renowned areas of Tuscany. It offers an excellent investment in the wine world for those who want to live in nature and start a life path among agriculture. A few km from the famous centers such as Pienza, Monticchiello, Sarteano and Montalcino, Rome is 170 km, Florence 110.











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