

Montalcino – Toscana

# Luxurious stone farmhouse in Montalcino finely renovated

Property ID: IT242941378



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PURCHASE PRICE: 540.000 EUR • LIVING SPACE: ca. 115 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 1.300 m<sup>2</sup>

Property ID: IT242941378 - 53024 Montalcino – Toscana

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## At a glance

|                 |             |
|-----------------|-------------|
| Property ID     | IT242941378 |
| Living Space    | ca. 115 m²  |
| Available from  | 01.06.2025  |
| Rooms           | 4           |
| Bedrooms        | 2           |
| Bathrooms       | 3           |
| Type of parking | 1 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 540.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 115 m²            |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Power Source       | Air-to-water heat pump                                                      |
| Energy information | At the time of preparing the document, no energy certificate was available. |

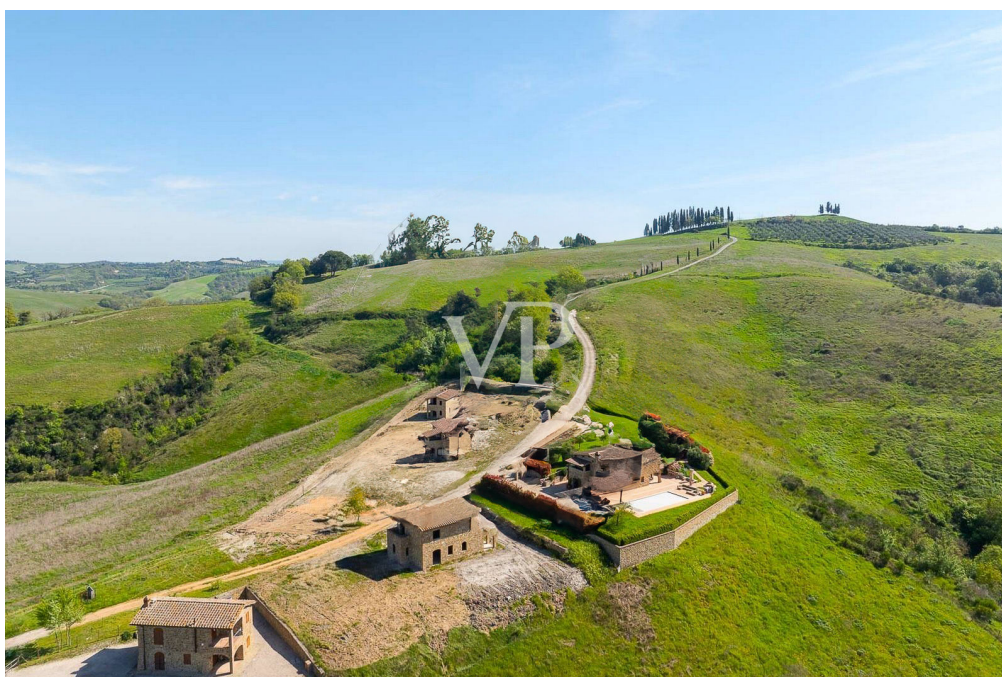
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## The property



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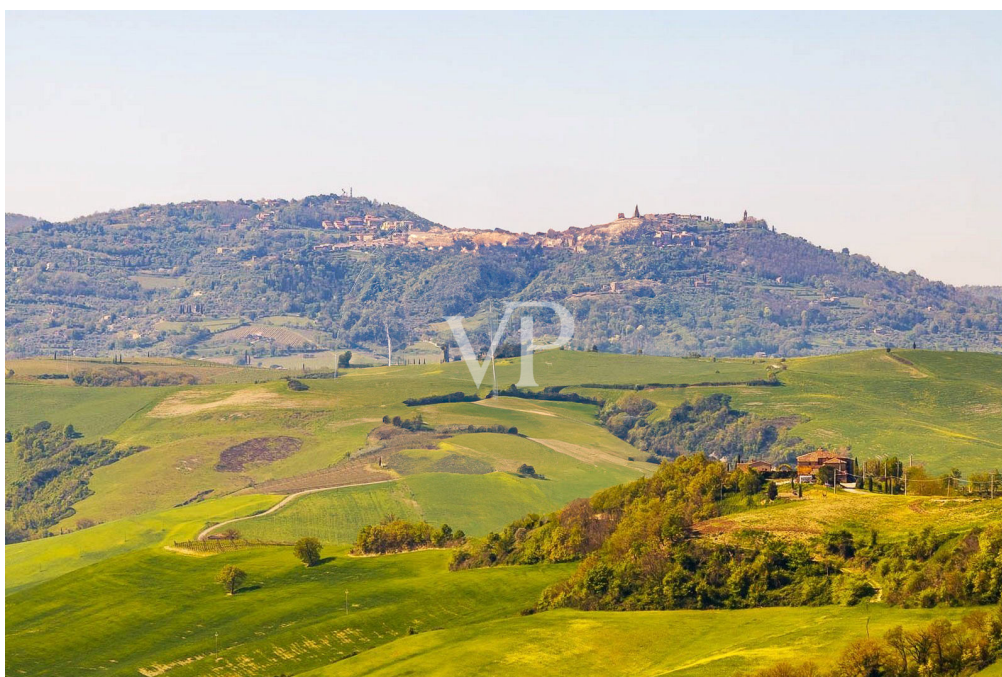
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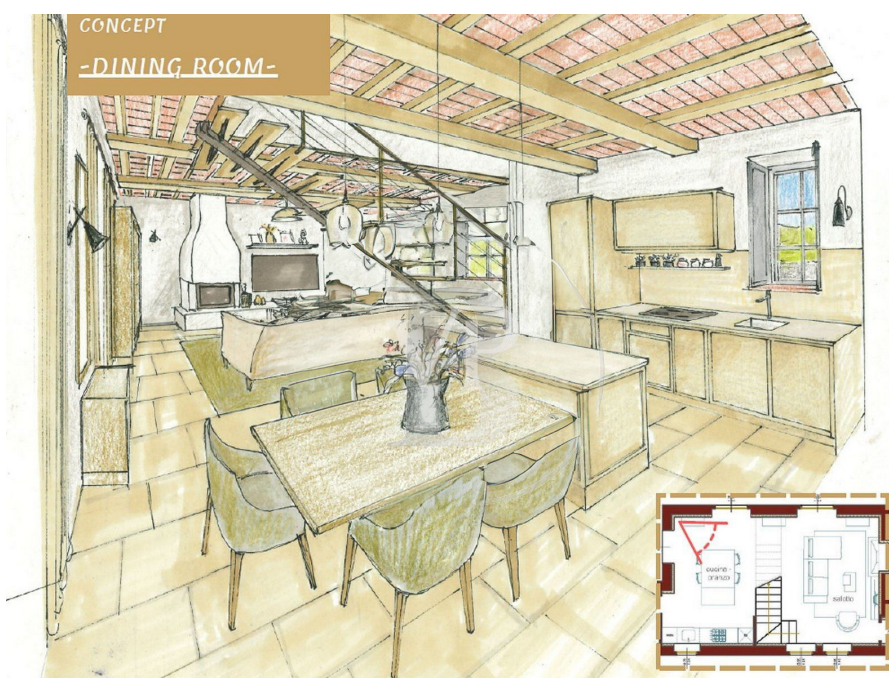
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## A first impression

Located in the beautiful Val d'Orcia and Crete Senesi, we offer for sale a stone farmhouse that features a large exclusive garden of about 1300 square meters with panoramic views.

Accessible through a picturesque dirt road lined with majestic cypress trees, this property is located within a small country hamlet composed of 7 independent stone units and is situated in a hilly position, halfway between San Giovanni d'Asso (9 km) and Montalcino (13 km).

With an area of about 115 square meters on two levels, the farmhouse boasts a large living area, which includes a living room, dining room, kitchen, bathroom, utility room and a beautiful terrace overlooking the garden on the ground floor.

On the second floor are two double bedrooms with private bathrooms and access to an outdoor terrace.

The renovation of this property embodies harmony with nature and will offer all the modern comforts of an exclusive residence. Completion is scheduled for June 2025, with detailed specifications for the planned work, including materials chosen for the interior finishes and engineering works planned.

The house is expected to be energy class A.

An exclusive carport is also included in the parking area.

Outside, a solarium with hot tub can be added to the garden. These improvements are not included in the asking price, but can be facilitated by specialized partners. In addition, there is the option of consulting a professional for vegetation design and interior design assistance.

The nearest town, San Giovanni d'Asso, is only 9 km away, while other sought-after destinations such as Montalcino (13 km), Siena (40 km), Pienza (21 km), Bagno Vignoni (16 km) and San Quirico d'Orcia (12 km) can be reached in half an hour by car. In addition, Rome is only 200 km away and Florence 120 km.

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## Details of amenities

Private garden

Exclusive carport

Energy class A

Possible hot tub

Professional for vegetation design and assistance with interior decoration

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## All about the location

The nearest town, San Giovanni d'Asso, is only 9 km away, while other sought-after destinations such as Montalcino (13 km), Siena (40 km), Pienza (21 km), Bagno Vignoni (16 km) and San Quirico d'Orcia (12 km) can be reached in half an hour by car. In addition, Rome is only 200 km away and Florence 120 km.

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## Contact partner

For further information, please contact your contact person:

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