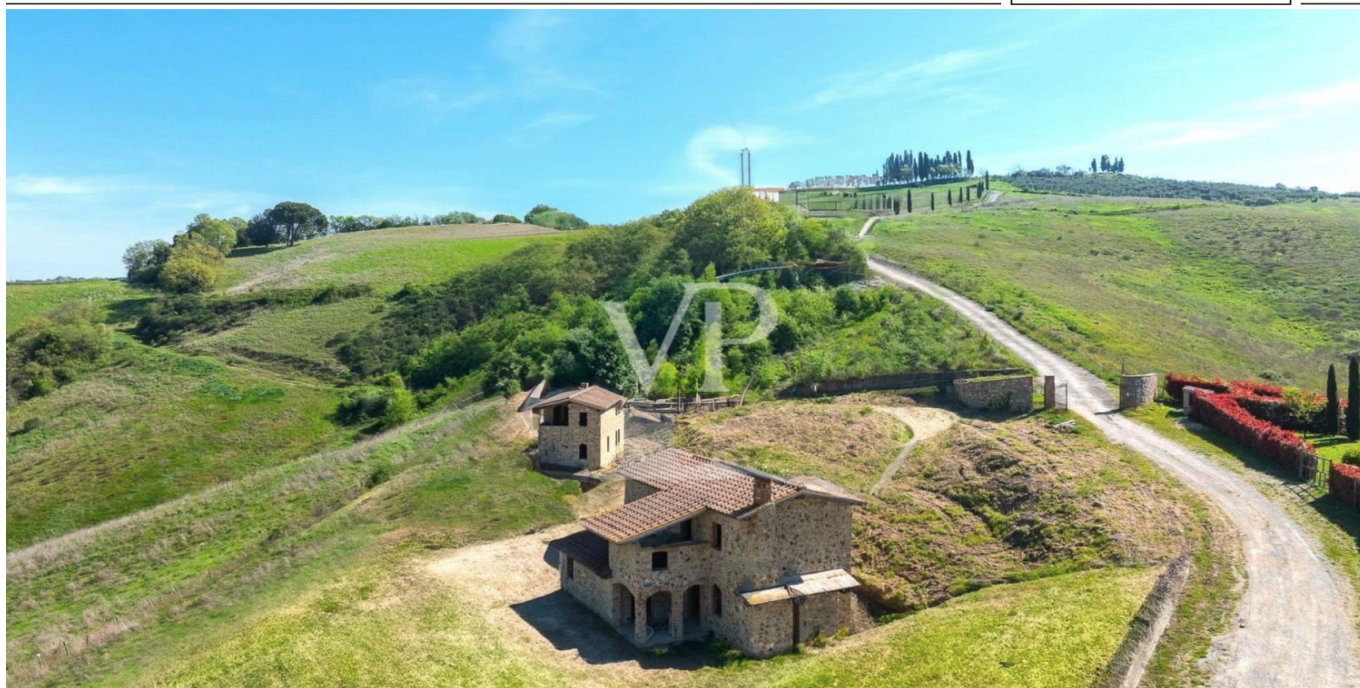


Montalcino – Toscana

# Luxurious stone farmhouse in Montalcino finely renovated

Property ID: IT242941377



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PURCHASE PRICE: 650.000 EUR • LIVING SPACE: ca. 130 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 1.600 m<sup>2</sup>

Property ID: IT242941377 - 53024 Montalcino – Toscana

- At a glance
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Property ID: IT242941377 - 53024 Montalcino – Toscana

## At a glance

Property ID	IT242941377
Living Space	ca. 130 m²
Available from	01.06.2025
Rooms	4
Bedrooms	3
Bathrooms	3
Type of parking	1 x Other

Purchase Price	650.000 EUR
Commission	Subject to commission
Total Space	ca. 130 m²

Property ID: IT242941377 - 53024 Montalcino – Toscana

## 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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## The property



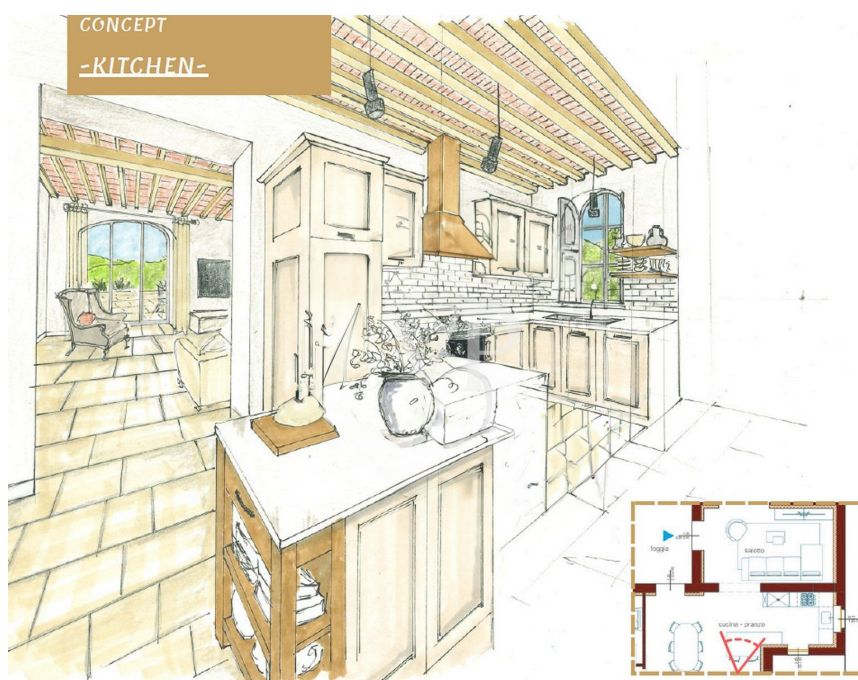
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## The property



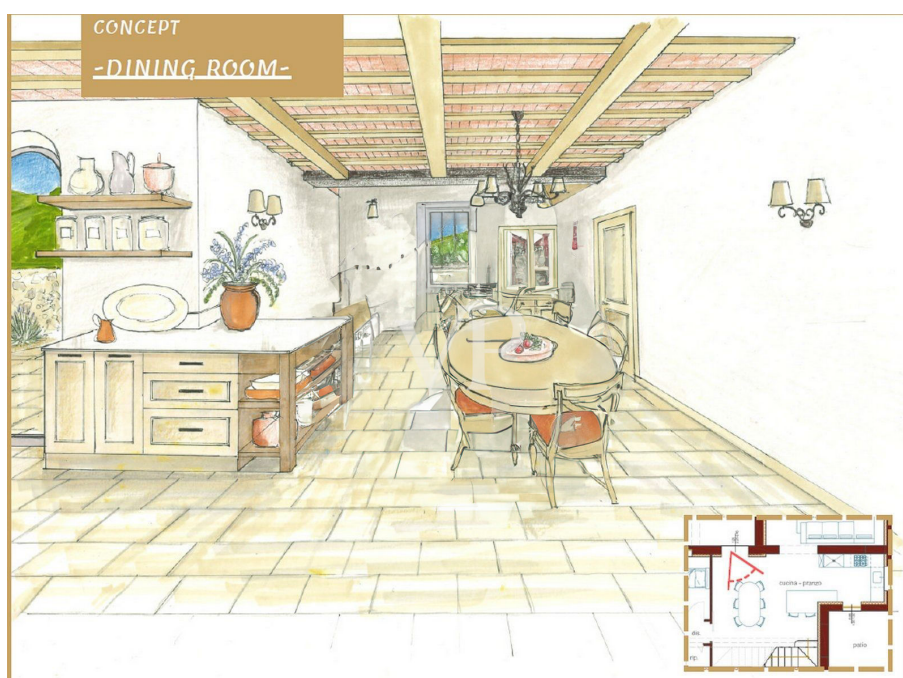
Property ID: IT242941377 - 53024 Montalcino – Toscana

## The property



Property ID: IT242941377 - 53024 Montalcino – Toscana

## The property



Property ID: IT242941377 - 53024 Montalcino – Toscana

## A first impression

Amid the picturesque landscape of the hills of the Val d'Orcia and the Crete Senesi, a beautiful stone farmhouse with a large exclusive garden of about 1,600 square meters overlooks a breathtaking panorama.

The farmhouse is accessed via a scenic dirt road lined with majestic cypress trees. The small hamlet consists of 7 independent stone units and is located in a hilly area halfway between San Giovanni d'Asso (9 km) and Montalcino (13 km).

We offer for sale a stone farmhouse with an area of 130 square meters, distributed on two levels.

The ground floor comprises a large and bright living area with panoramic loggias, a kitchen and sofa area, a central hallway, a bedroom, a bathroom and a storage room. The second floor includes 2 double bedrooms with private bathrooms and access to an outdoor loggia.

The restoration will be carried out in harmony with the surrounding nature and the farmhouse will be equipped with all the modern comforts of an exclusive residence. The expected completion and delivery date is June 2025.

A specification of the work is available with details of the materials chosen for the interior finishes and the plant works that will be carried out.  
Expected energy class A.

Parking area with exclusive covered parking space.

Outside, it is possible to add a solarium with Jacuzzi to the garden. These improvements are not included in the asking price, but can be facilitated by specialized partners. In addition, there is the possibility of consulting a professional for vegetation design and assistance with interior decoration.

The nearest town is San Giovanni d'Asso 9 km away; other towns including Montalcino (13 km), Siena (40 km), Pienza (21 km), Bagno Vignoni (16 km), San Quirico d'Orcia (12 km) are less than half an hour's drive away. Rome 200 km, 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

**Property ID: IT242941377 - 53024 Montalcino – Toscana**

## All about the location

The nearest town is San Giovanni d'Asso 9 km away; other towns including Montalcino (13 km), Siena (40 km), Pienza (21 km), Bagno Vignoni (16 km), San Quirico d'Orcia (12 km) are less than half an hour's drive away. Rome 200 km, Florence 120 km.

Property ID: IT242941377 - 53024 Montalcino – Toscana

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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