

Villa for sale in Montepulciano

€ 490.000

Ref. VL098



220 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

In the rolling hills of Tuscany, a few steps from the Renaissance town of Montepulciano, we are pleased to offer you for sale the result of the recovery of the old school of 1952 in a rural hamlet. Recovery, performed by the owner, has created a unique house and rare for the area in which it is placed, making a villa with modern design and bright. The villa is on one floor and it consists of a large kitchen, living room with the imposing presence of the turbo Montegrappa fireplace and loft, three bedrooms and two bathrooms, one with a double shower and the other with bath resin. The works have enhanced the features of the existing building, emphasizing the large, bright windows with the installation of fixtures to mirror only trying to merge as much as possible the inside to the outside; the floor was covered with an ecological resin gray iridescent while in the bathrooms you opted for a beautiful and warm wooden floor. The kitchen, raw steel, semi-professional nature and has direct access to a small outside terrace with table and chairs. Great attention was given to the containment energy losses and also to the management of the house, a home automation system allows handle, even remotely, all systems of the house, from 'garden irrigation scenarios of' lighting, the 'alarm and the audio video, besides being able to check at any time the state of consumption of' house with a control system loads that balances the consumer switching on and off equipment if the consumption of the set threshold is exceeded for a time greater than that programmed. The garden is completely fenced, has been divided into various areas, with the corner of the garden, that of small orchards and olive groves, the kitchen adjacent to the indoor pool overlooking the tranquil Tuscan countryside. SERVICE water supply, electricity, LPG heating, turbo chimney, boiler ecological irrigation system in the garden, electric gate, alarm system, home automation system with remote control, DISTANCES Montepulciano km. 8 km, Motorway A1 KM 20 KM north, 14 km southwards, railway station 14 km, Perugia airport 72 km, 200 km Rome airport

Certification

Energy Class: G

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Property Informations

Bedrooms: 3

Bathrooms: 2

Rooms: 5

Total Floor: -4

Parking: Uncovered Parking

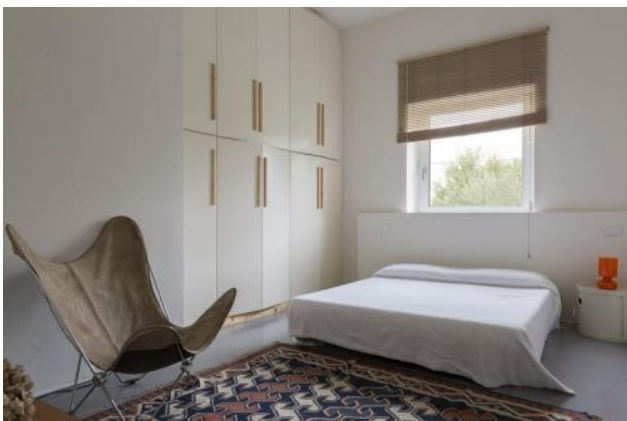
Garden: Private, 1.800 sq.m

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Features

Fireplace

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SOLE DI TOSCANA

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