

## Farmhouse for sale in Montepulciano

€ 330.000

Ref. P936



**260 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8**

A few kilometers from the Renaissance town of Montepulciano, in the southern part of the province of Siena, sale rustic farmhouse with private garden bricks and several outbuildings. The cottage for an area of about 260 square meters, comes with a regular shape on two levels above ground with an outer staircase. Currently the two levels are not linked internally. On the ground floor, the current owners have realized a large living room in the old stables of the farm while preserving some elements typical of this place, such as the floor, the arches and tall windows, a kitchen with access to the back garden. The first floor is divided into three large double bedrooms, a shower room and two corridors, one with fireplace. On the property insist two outbuildings to recover for a total floor area of ca. 100 square meters. Its particular position, secluded but at the same time, close to a small fraction served by pharmacies, supermarkets, banks, makes, this property very attractive. **STATE OF REPAIR** The house is habitable but it needs modernization works such as construction of link between the two levels, restoration of outbuildings, some windows to be redone. **DISTANCES:** Montepulciano 5 km Siena ca. 50 km; Bagno Vignoni ca. 35 km, Pienza ca. 20 km. Casello A1 Valdichiana 20 km Airports: Perugia 75 km; Pisa: 187 km; Roma Fiumicino: 212 km; Florence: 127 km. **SERVICES AND UTILITIES** Electricity, well water, LPG heating,

### Certification

**Energy Class: G**

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## Property Informations

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 8

**Total Floor:** 6

**Parking:** Uncovered Parking

**Garden:** Private, 2.600 sq.m

**Box:** Single

## Features

Fireplace



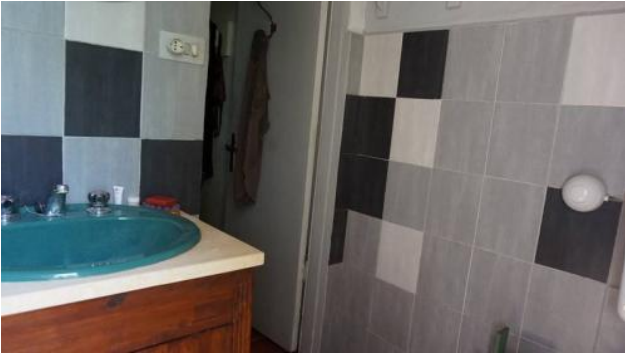
**SOLE DI TOSCANA**

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