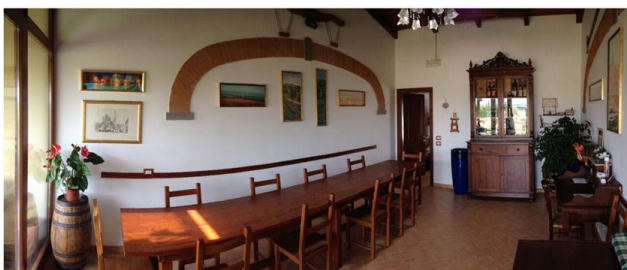


## Farm Holidays for Sale in Montepulciano (SI)

**750.000 €**

**Ref: AG38**



**Size** : 467 sqm

**Field** : 6 ha

**Bedrooms** : 10

**Bathrooms** : 8

**Garage** : Double

**Garden** : Private

**Swimming pool** :

Privata

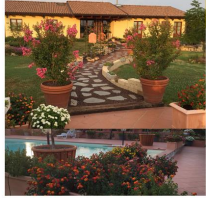
**Energy class** : G

**IPE** : 300

MONTEPULCIANO (SI), loc. Valiano, farmhouse for sale immersed in the beauty and quiet of the Tuscan hills. The location is particularly happy, it is 13 km from Montepulciano, 10 km from the A1 exit and 15 km from the Chiusi railway station. The property consists of agricultural plots of various crops, vineyards, orchards and arable land for a land consistency of about 6 hectares with overhanging 6 buildings, sheds and related yards. The buildings that make up the farmhouse consist of a civil factory for personal use, a house with a 2-storey villa and garage. The accommodation consists of 2 apartments with 3 bedrooms each, each with its own bathroom, 3 living rooms and a common kitchen and a further common living room. The accommodation was built with all materials and features for excellent insulation and noise reduction, also all rooms have air conditioning and ADSL line. The other structures that complete the property are used as warehouse, garage and service rooms. The house is surrounded by an enclosed garden of about 1 hectare with an English lawn, in which there is a large swimming pool. Of the 6 hectares of land the part of the vineyard is DOP, the remaining land is arable land, orchard and a part used as a vegetable garden. The property is served by a centralized LPG heating system. Currently the Podere works with an agritourism license for the exercise of the activities with n. 12 authorized beds. Private Negotiation. (Energy Class: "G" and IPE> 300 Kwh / m2year) Ref AG38



























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