



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA IN MONTEPULCIANO



Ref: 093

Toscana - Siena - Montepulciano

PRICE: 630.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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GENERAL INFORMATION

Surface: 350.00 Mq
Bedrooms: 6
Bathrooms: 6
Swimming pool: No
Terrain: 0 ha

A short distance from the historic center of Montepulciano (Siena), this modern villa is nestled in the splendid Tuscan countryside and is surrounded by approximately 7 hectares of land, offering a secluded location. Montepulciano is a charming medieval village located between Val di Chiana and Val d'Orcia, a UNESCO World Heritage site in Tuscany. With its dominant position over the surrounding territory, it holds a significant place in Tuscan history, boasting breathtaking landscapes and rich art and culture. The villa welcomes us with a beautiful archway that leads to the porch. To reach the villa, you'll travel approximately 1km on a road that is partly asphalted and partly gravel, both in excellent condition. **INTERIOR** The villa for sale has a total area of 300 square meters and is distributed as follows: on the ground floor, there is a spacious living room with a fireplace, a kitchen, 3 bathrooms, 3 bedrooms, a study, a laundry room, a veranda, and a terrace with a view. The basement level features another independent apartment with 2 bedrooms, a kitchen, and a bathroom. Additionally, on the same basement level, there is a double garage and a woodshed. The large windows fill the spaces with natural light and offer views from all four sides of the house. Currently inhabited, the villa is in excellent condition, although some finishing touches may be required. The ceilings feature exposed brick and wooden beams, in keeping with the traditional rustic style of Tuscany. **EXTERIOR** Surrounded by a beautiful and perpetually green garden, the villa is also accompanied by 7 hectares of land, mostly cultivated as an olive grove. The property boasts a private covered parking area, and access is granted through an automatic gate. **DISTANCES** Close to main services: 1km Gravel road: 500m Distance to main airports: 60km from Perugia, 115km from Florence, 200km from Rome Distances to first cities: 9km from Montefollonico, 15km from Pienza, 61km from Siena **UTILITIES** Fixed telephone line: Not available Wi-Fi: Available Heating: GPL, autonomous Water: Present (communal water supply) Electricity: Available **POTENTIALITY** Given its location and spaciousness, this marvelous property lends itself to various possibilities, serving as a luxurious private villa, a luxury hotel, or a hospitality facility.