



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Montalcino (SI) Strada Provinciale 14 5

Exclusive agritourism near Siena, Tuscany

Splendid farmhouse located just 45 minutes from the renowned medieval city of Siena, an oasis of relaxation immersed in the magnificent panorama of the Val d'Orcia and bordering on the suggestive Crete Senesi.

MAIN FEATURES: Privileged Location: Positioned in a strategic area for nature and history lovers, it offers the possibility to explore the surrounding beauty and visit historic villages such as Montalcino, Pienza, San Quirico d'Orcia and Montepulciano.

Historical Structure: An old farmhouse dating back to the 17th century that has been completely restored, a true architectural jewel built entirely of travertine blocks.

Extension Land: Approximately 30 hectares of land, 2 of which are dedicated to vineyards, 1.5 to olive groves and 0.5 to the cultivation of truffles, offering an authentic experience linked to the land.

Accommodation: It has 4 flats and 2 rooms, for a total of 17 beds, tastefully furnished in Tuscan style and equipped with an equipped kitchenette, spacious bedrooms, bathrooms with shower and private outdoor tables in the garden.

Pool and Garden: Surrounded by greenery, the villa is enriched by an outdoor pool, ideal for moments of relaxation and refreshment during hot summer days.

ADDITIONAL SERVICES: Winery and Tastings: Next to the farmhouse is the owners' wine cellar, where high-quality wines, extra virgin olive oil and honey are produced. The wine cellar also offers a tasting room and a large terrace for convivial and unforgettable moments.

Agricultural Shed: There is an agricultural shed of 250 square metres, which represents an added value for those wishing to undertake activities related to agriculture.

This extraordinary property represents a rare opportunity for those seeking a combination of tradition, comfort and scenic beauty in one of the most fascinating places in Tuscany.

INFORMATION

Ref.	Toscana 479
Type	Sale
Category	Villa
Price	3,000,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	10
Bedrooms	6
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	551
Garden	300000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions **Renovated**

Rank **Elegant**

View **Open View**



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Orientation North West South East Free Sides 4 Garden Private

Heating Independent

ACCESSORIES

Swimming pool

IMAGES





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