



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Montepulciano (SI) via Antica Chiusina 1

Characteristic farmhouse in Montepulciano

Between Val di Chiana and Val D'Orcia, we offer two recently renovated farmhouses, one of which is entirely dedicated to hospitality with flats that retain all the charm of the typical architectural structures of the period.

The careful renovation of the details has made it possible to maintain the authenticity with typical furnishings, rustic terracotta floors and wooden beamed ceilings.

The flats, each with independent entrance, have a large living room with masonry kitchen and comfortable double sofa bed, a twin bedroom and bathroom with shower.

An essential feature of each dwelling is the panoramic terrace with views of woods and vineyards from which one enters the apartments.

Each flat has its own garden equipped with garden furniture and parking space.

The property is completed with a cellar used as a restaurant room

INFORMATION

| | |
|-----------------|--------------|
| Ref. | Toscana 035 |
| Type | Sale |
| Category | Villa |
| Price | 2,100,000.00 |
| Annual Expense | |
| Year | 1300 |
| Energetic Class | G 217.65 |

NUMBER

| | |
|----------------------|---|
| Rooms | 9 |
| Bedrooms | 5 |
| Bathrooms | 8 |
| Balconies + Terraces | 2 |
| Floor | |
| Car Space | |
| Box | |

SQUARE METERS

| | |
|----------------------|-------|
| Commercial | 360 |
| Garden | 30000 |
| Cellar | |
| Balconies + Terraces | |
| Attic | |
| Tavern | 6 |
| Box | |

FEATURES

| | | | | | |
|---------------------|---------------------|--------------|-------------------------|------------------------|------------------|
| Property Conditions | Perfect Conditions | Rank | Elegant | Position | Hill |
| View | Garden View | Orientation | West | Free Sides | 4 |
| Garden | Private | Furniture | Half Furnished | Type living | Dining room |
| Heating | Independent | Heating Type | Boiler | Type of heating system | Radiator heating |
| Energy source | Natural Gas Heating | Hot Water | Independent with Panels | Cooling | Split |



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| | | | | | |
|--------------------|----------------------|-----------------|-----------|----------------|-------------|
| Fixtures | Wooden double glazed | Doors | Good | Blind | Wood Blinds |
| Floors Living Room | Porcelain | Floors Bedrooms | Porcelain | Floors Kitchen | Porcelain |
| Floors Bathroom | Porcelain | | | | |

ACCESSORIES

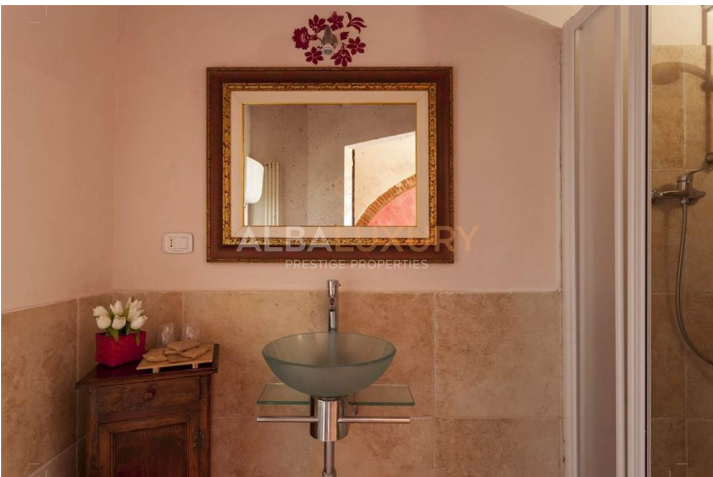
| | | | | |
|----------------|--------------------|-----------------------|-------------------|----------------|
| Antitheft | Air conditioning | Barrier-free bathroom | Fireplace | Chimney flue |
| Safe | Double glazing | Satellite system | Separate entrance | Laundry room |
| Solar panels | Swimming pool | Armoured door | Storage room | Outdoor tables |
| Video intercom | Video surveillance | Flyscreens | | |

IMAGES





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