



**Estate for sale with views of
 Montepulciano - Tuscany**

Italy, Toscana

Price:	€ 3 200 000
Object type	Mansion, castle, estate, House, Winery, Hotel Apartment
Market	Resale
Bedrooms	10
Number of rooms	16
Land area	19000 m2
Area	590 m2
Category	For sale



The estate overlooks Montepulciano and is surrounded by 1.6 hectares of land, of which 1 hectare is planted with lavender and the rest is used as a garden and vegetable garden, with several olive trees (one century-old tree).

This typical 19th century house has been recently restored, preserving the classic Tuscan character, including the home automation system.

Access is via a gravel road approximately 1km long leading to two entrances.

The property, with a total area of 590 sq.m., is divided into a main farmhouse of approximately 315 sq.m. and two additional residential units.

One building currently functions as a reception area with a reception on the ground floor, a bathroom and breakfast room, a studio on the second floor and a technical room in the basement.

The second building contains four more studio apartments, each with its own patio and direct access to the pool.

The main villa is spread over three floors and includes an entrance into the living area with a living room, dining room, kitchen and guest bathroom.

On the second floor there are two double bedrooms with en suite bathrooms and a second living room with direct access to the terrace overlooking Montepulciano.



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On the top floor there is a turret which contains a third double bedroom with an en-suite bathroom and magnificent views.

In addition, this apartment has an additional studio with a separate entrance, but it can easily be combined with the living area of the main villa.

There is a 14 x 7 sea water swimming pool, a garden with olive trees and lavender, a small vegetable garden and parking.

In addition, the two annexes feature heat pumps for hot/cold air conditioning, underfloor heating, gas central heating for the main villa, Tuscan fireplaces, solar panels for electricity and hot water.

Montepulciano is a town located in the Tuscany region of Italy. This charming historic center is known for its architectural beauty, prestigious wines, and rich history. Situated on a hilltop, Montepulciano offers breathtaking panoramic views of the surrounding countryside. The town is known for its Renaissance buildings, including the majestic Piazza Grande. Here you will find an impressive 16th-century cathedral and the Rathaus, an elegant municipal palace. Montepulciano is also known for its wines, especially Vino Nobile di Montepulciano, a robust and high-quality red wine. The town is surrounded by vineyards, and visitors can take part in wine tastings at the many wineries in the area. Montepulciano also hosts a variety of cultural events and festivals throughout the year, such as the Cantiere Internazionale d'Arte, a summer festival dedicated to art and music.

DISTANCES:

Real Estate → Montepulciano: 6.3 km

Real Estate → Siena: 75.8 km

Real Estate → Castiglione d'Orcia: 31 km

Real Estate → Florence: 114 km

Real Estate → Perugia: 59.9 km

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