

Montalcino – Toscana

# Luxurious stone farmhouse in Montalcino finely renovated

Property ID: IT242941376



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**PURCHASE PRICE: 1.070.000 EUR • LIVING SPACE: ca. 200 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 1.450 m<sup>2</sup>**

Property ID: IT242941376 - 53024 Montalcino – Toscana

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## At a glance

|                 |             |
|-----------------|-------------|
| Property ID     | IT242941376 |
| Living Space    | ca. 200 m²  |
| Available from  | 01.06.2025  |
| Rooms           | 5           |
| Bedrooms        | 4           |
| Bathrooms       | 4           |
| Type of parking | 1 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 1.070.000 EUR         |
| Commission     | subject to commission |
| Total Space    | ca. 200 m²            |
| Equipment      | Swimming pool         |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Power Source       | Air-to-water heat pump                                                      |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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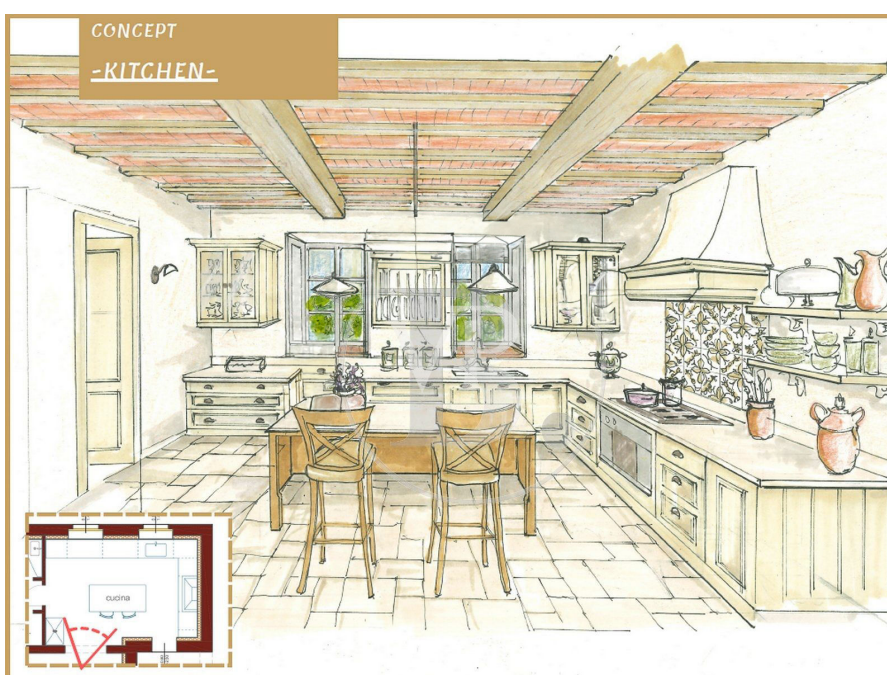
CONCEPT

-MASTER ENSUITE-



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## The property

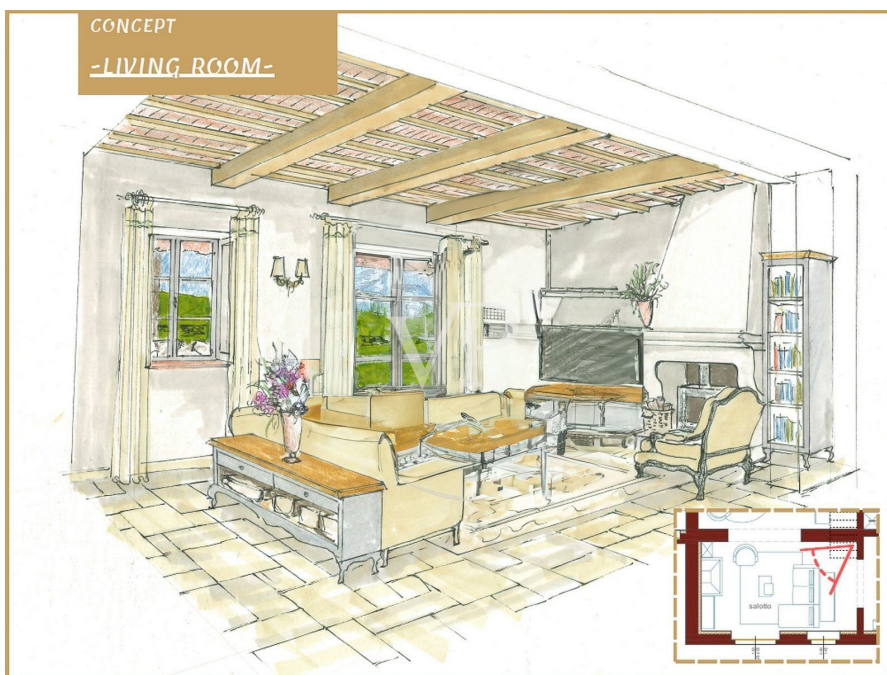


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## The property

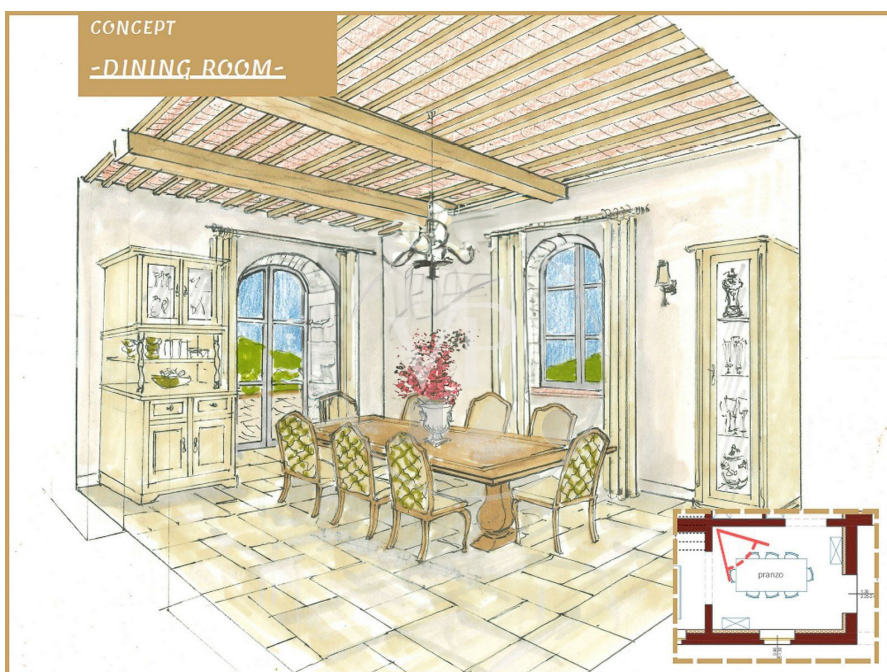
CONCEPT

-LIVING ROOM-



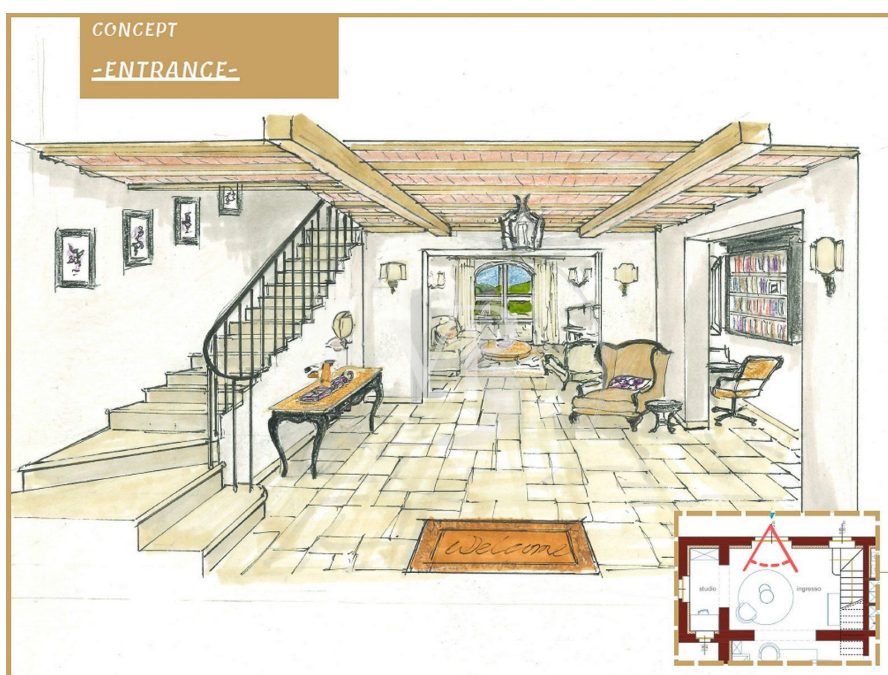
CONCEPT

-DINING ROOM-



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## The property



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## A first impression

Immersed in the unique landscape of Val d'Orcia and Crete Senesi, we offer for sale a stone farmhouse with a large exclusive garden of about 1450 square meters and a swimming pool overlooking a breathtaking view. It is reached after driving along a picturesque country road dotted with majestic cypress trees. The residential complex is characterized by 7 independent stone residential units; the location is hilly and is about halfway between San Giovanni d'Asso (9 km) and Montalcino (13 km). The internal surface of the farmhouse is about 200sqm, arranged on two levels with: - on the ground floor a large living area characterized by a double living room, dining room and kitchen with a panoramic loggia overlooking the garden, a study and a bathroom. - On the second floor there are 4 bedrooms and 3 bathrooms; two bedrooms have a private bathroom and overlook an outdoor terrace/loggia. The renovation will be done in harmony with the surrounding nature and with all the comforts of an exclusive residence. Delivery is scheduled for June 2025. A specification of the work is available with details of the materials chosen for the interior finishes and the plant works that will be carried out with expected energy class A. Parking area with exclusive covered parking space. In addition, there is the possibility of consulting a professional for vegetation design and interior decoration assistance. The nearest village is San Giovanni d'Asso 9 km away; other towns including Montalcino (13 km), Siena (40 km), Pienza (21 km), Bagno Vignoni (16 km), and San Quirico d'Orcia (12 km) are all less than a half-hour drive away. Rome is 200 km away and Florence 120 km.

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## Details of amenities

Private pool

Large private garden

Exclusive carport

Energy class A

Professional for vegetation design and interior design assistance

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## All about the location

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Milan  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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