



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA NELLE COLLINE SENESI



Ref: 185

Toscana - Siena - Montepulciano

PRICE: 450.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 145.00 Mq  
Bedrooms: 3  
Bathrooms: 3  
Swimming pool: No  
Terrain: 0 ha

Discover this extraordinary opportunity to own an exclusive farmhouse nestled in the enchanting hills of Siena, Tuscany, with a spectacular view and the intimacy of a natural setting.

This property offers an authentic and serene experience in the heart of Tuscany.

**Property Description:** The splendid farmhouse spans two levels along the gentle slope of the Sienese hills.

On the ground floor, you'll find a cozy living/dining area with a fireplace, a kitchenette, a bathroom with a shower, a single bedroom, and a spacious cellar/storage room equipped with a dryer and freezer.

Moving to the second floor, there's a second bathroom with a shower and two bedrooms, one double and one single.

**Exterior Description:** This exceptional property also provides the opportunity to acquire a separate annex, located a short distance from the main farmhouse. The annex features a small kitchen, a bathroom, and a well-equipped laundry area.

The surrounding land extends to approximately 1200 sqm, fully fenced and developed on two levels connected by a drivable entrance.

This space offers numerous relaxation areas with tables and umbrellas, perfect for enjoying the breathtaking panorama.

A beautifully restored functioning well adds an aesthetic touch to the property.

Parking spaces are available in a charming garden easily accessible from the road.

Access to the farmhouse is ensured through an electric gate and a paved path made of ancient stones.