

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

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

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## At a glance

Property ID	IT242941376	Purchase Price	1.070.000 EUR
Living Space	ca. 200 m²	Total Space	ca. 200 m²
Available from	01.06.2025	Equipment	Swimming pool
Rooms	5		
Bedrooms	4		
Bathrooms	4		
Type of parking	1 x Other		

Property ID: IT242941376 - 53024 Montalcino – Toscana

## 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.



Property ID: IT242941376 - 53024 Montalcino – Toscana

## The property





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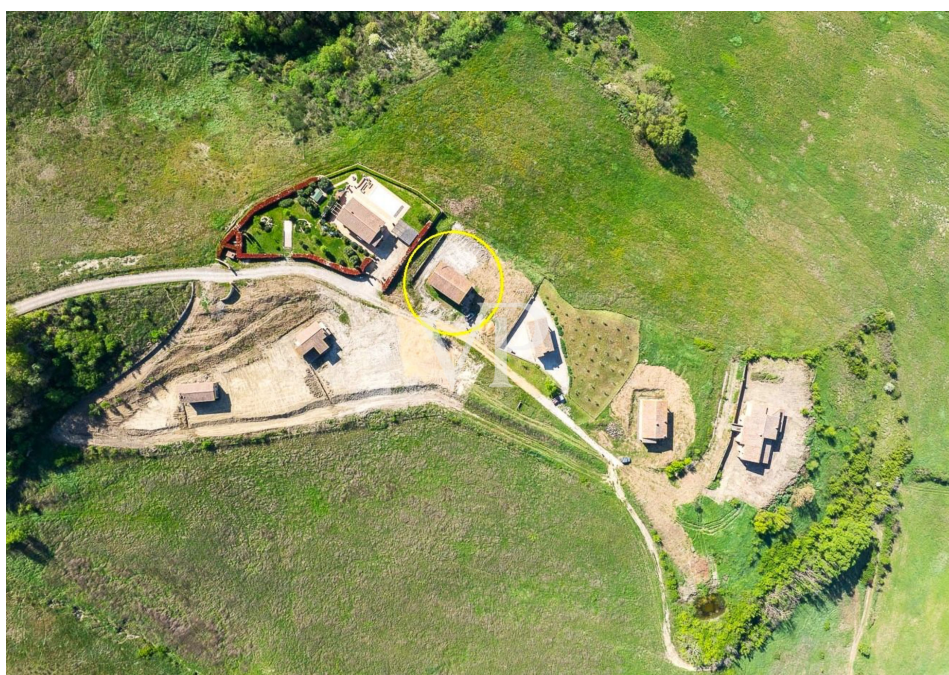
## The property





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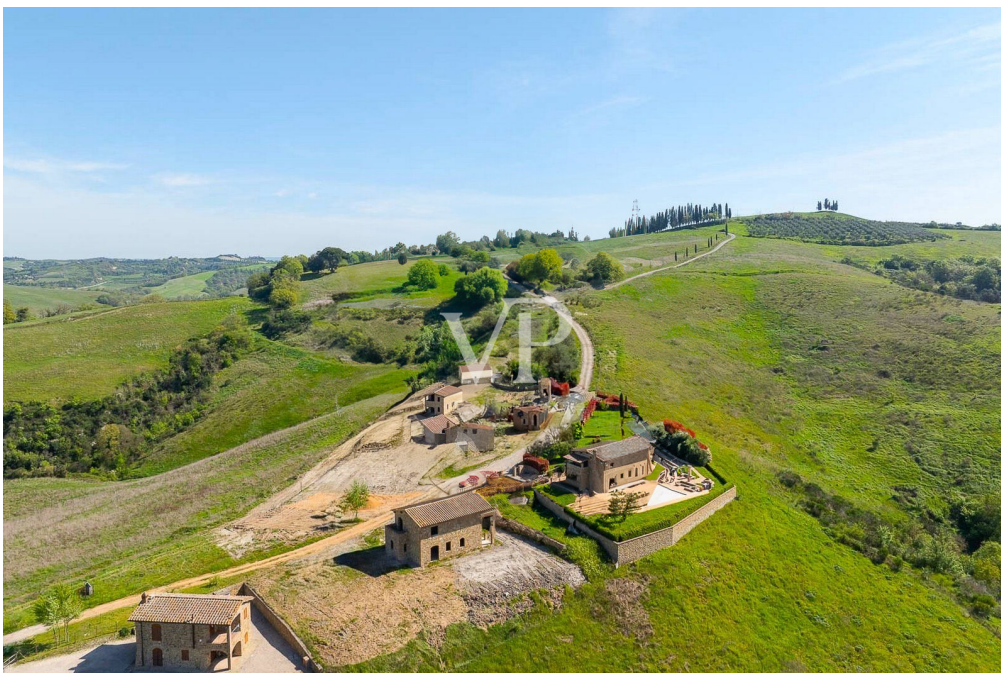
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## The property



CONCEPT

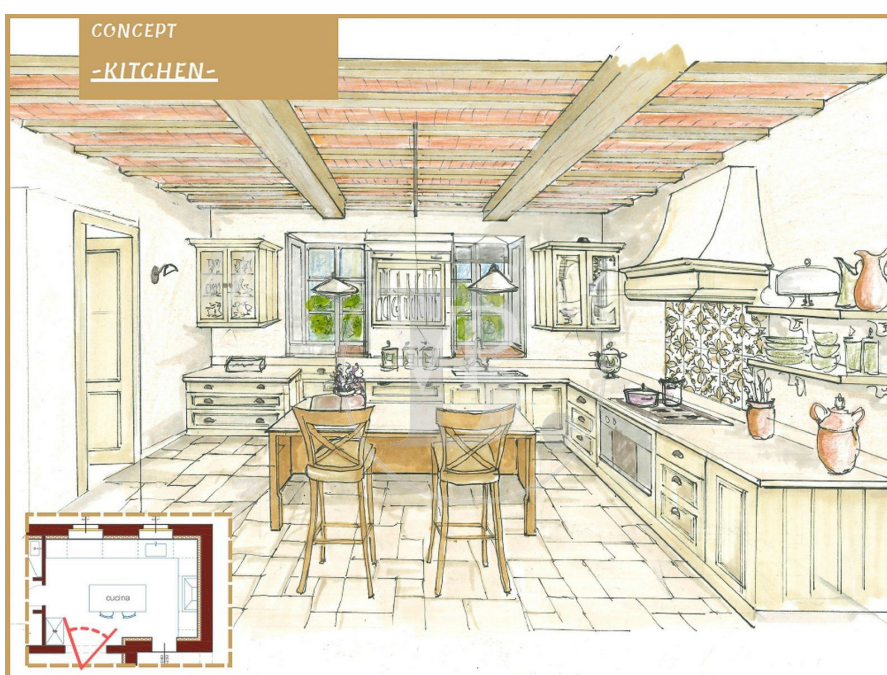
-MASTER ENSUITE-





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## The property



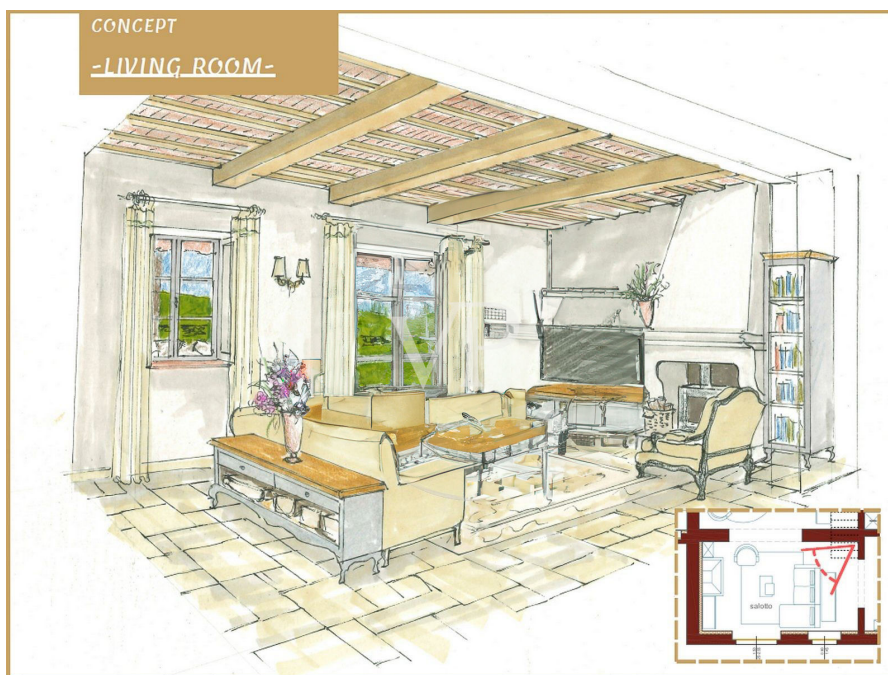


Property ID: IT242941376 - 53024 Montalcino – Toscana

## The property

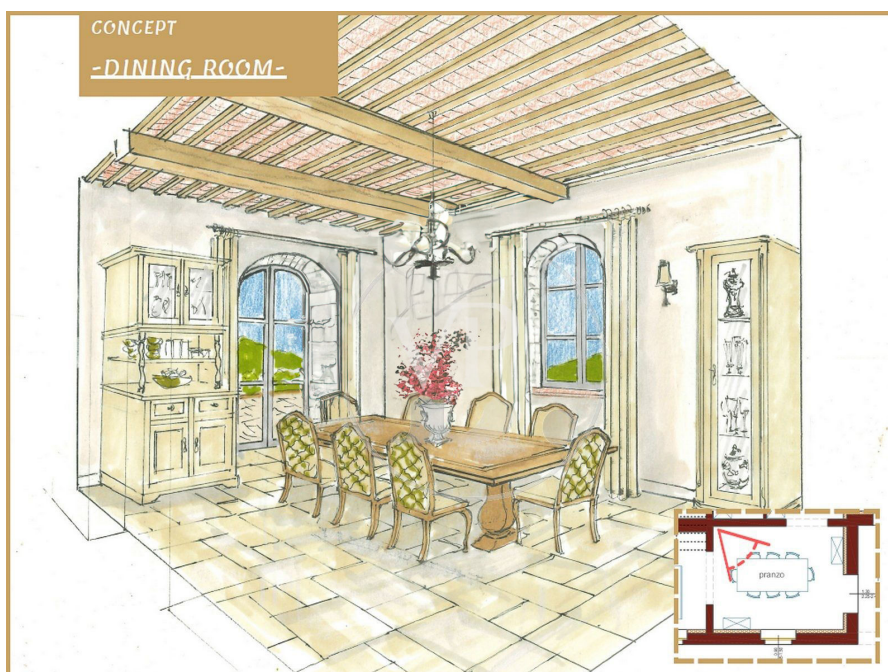
CONCEPT

-LIVING ROOM-



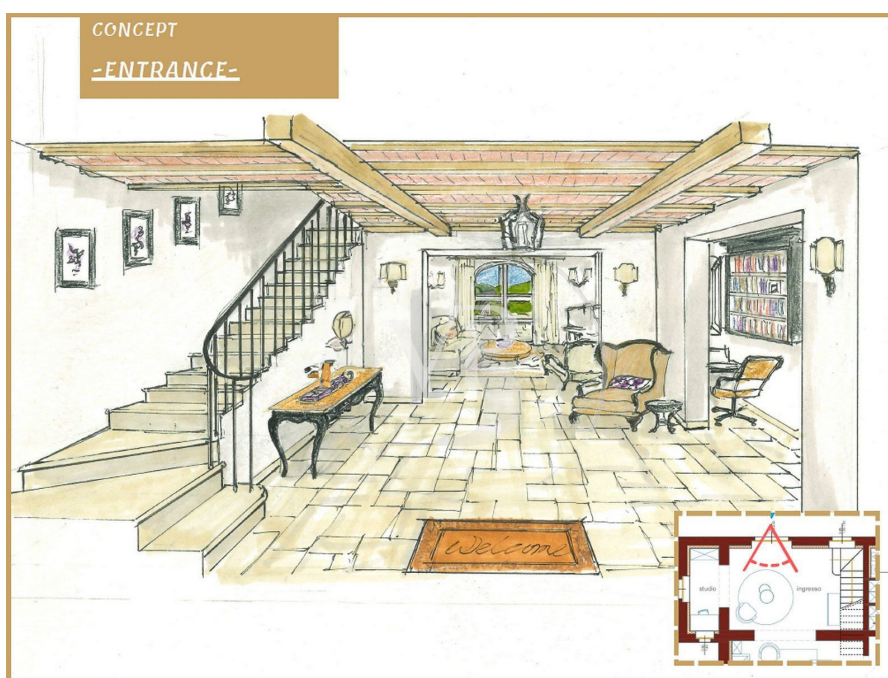
CONCEPT

-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

The nearest town is San Giovanni d'Asso 9 km away; other towns including Montalcino (13 km), Siena (40 km), Pienza (21 km), Bagno Vignoni (16 km), San Quirico d'Orcia (12 km) are all less than half an hour by car. Rome is 200 km away and Florence 120 km.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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