



Category: Farmhouse

Location: Montalcino

Province: Siena

Rif: 476

Premises surface: 520

Price: 370.000,00

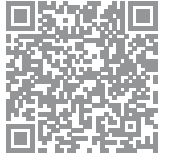
Reference: 476

N° bagni: 7

N° Camere: 7

There are places in Tuscany where the landscape seems to have retained its character intact over time. The hills of Montalcino are one of them: a land marked by vineyards, olive groves, woods, and dirt roads, known worldwide for its Brunello wine and deeply connected to the history of Siena. It is in this context, in a panoramic position and with absolute privacy, that this property is located, composed of three buildings and surrounded by approximately 4 hectares of land. The main farmhouse, approximately 300 square meters, is spread over two levels and retains the typical features of Tuscan rural architecture. In the early 2000s, it underwent a renovation that included a new roof, preserving traditional local materials and elements, such as terracotta floors and exposed wooden beams. The ground floor is currently used as warehouses and a cellar, spaces that retain the building's original character and offer various possible uses. The first floor, accessible via an external staircase, is completely unfinished and devoid of utilities. The planned layout includes a living room, four bedrooms, and a bathroom. It is therefore possible to complete this part of the farmhouse by choosing finishes and solutions consistent with personal taste, while maintaining a connection with the building's architectural identity. A short distance from the main building is an annex that has already been restored and divided into two apartments with independent entrances. The first features a living area with a double-height kitchen and mezzanine, two bedrooms, and a bathroom. The second, located on the upper floor, is arranged as a separate two-room apartment. A third building completes the complex: currently used as an annex, it offers the possibility of being transformed into a residence, hobby room, or study, subject to urban planning and permit approval. The approximately 4 hectares of land surround the property and help create a secluded, authentically rural setting, in harmony with the surrounding landscape. Access is via approximately 3 km of dirt road, a path that gradually leads to the property and restores that feeling of isolation and tranquility that is increasingly difficult to find today. Montalcino, 15 minutes away, is one of Tuscany's iconic villages. Its fortress, built by the Sienese in the 14th century, still dominates the historic center.

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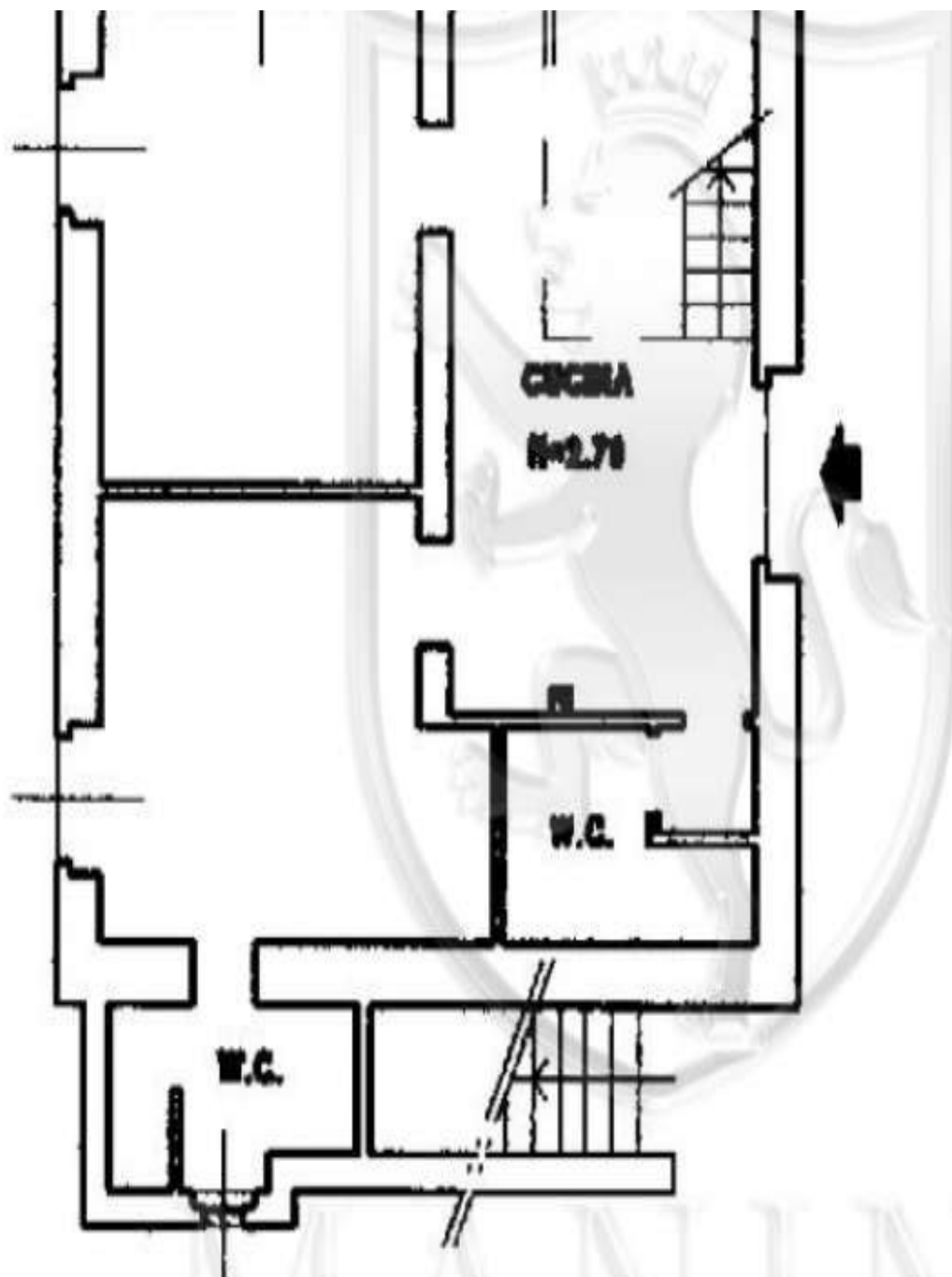


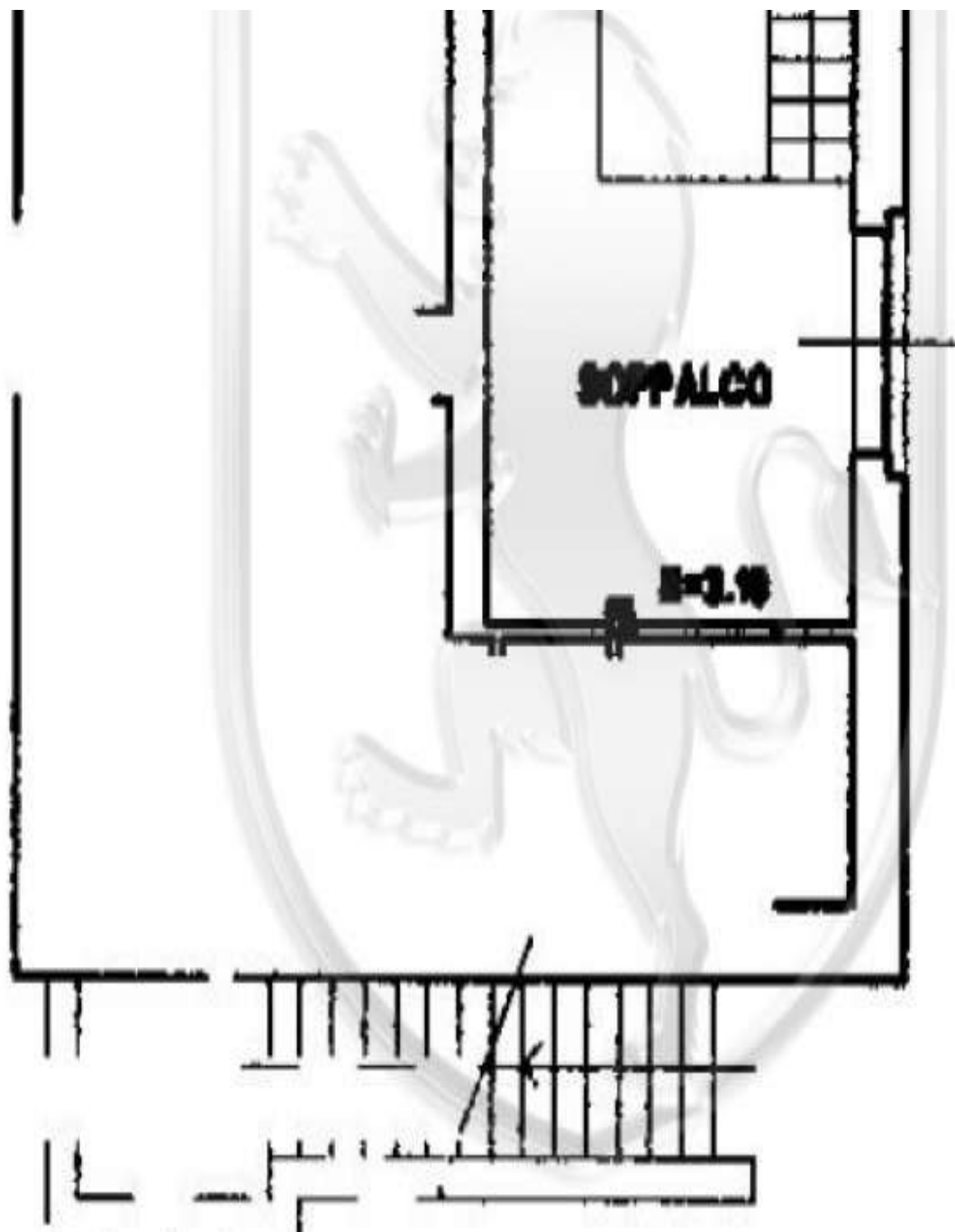
since the 19th century, the selection of local Sangiovese has given rise to Brunello di Montalcino, which has become one of the world's most famous Italian wines. From a utility point of view, the property is not connected to the public electricity grid but there is a well and springs with related water tanks and an LPG storage room. With multiple buildings, already renovated apartments, and spaces yet to be completed, the property offers a variety of development possibilities. It could become a charming private residence, a family home in the Tuscan countryside, or be enhanced through a hospitality project or rental project. The natural setting and the network of dirt roads and trails in the area also suggest an interesting potential for outdoor tourism. The property could, subject to obtaining the necessary permits, be converted into a dedicated trekking or e-bike destination, with hospitality and support services for those wishing to slowly explore the Montalcino area and the surrounding countryside. A particularly evocative opportunity to develop a project capable of combining hospitality, nature, sports, and exploration of the local area, enhancing the property's secluded location and the authentic character of the Tuscan landscape. A property for those seeking not just a farmhouse to renovate in Montalcino, but a place to fully bring back to life, preserving its architecture, materials, and profound connection to one of Tuscany's most renowned countrysides.

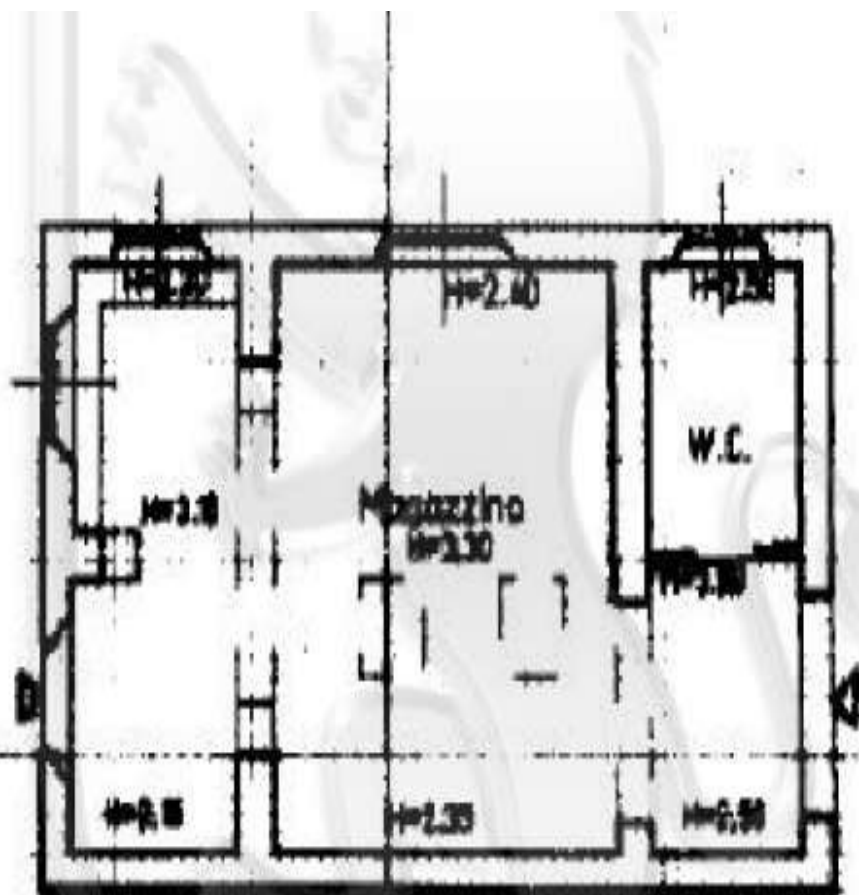


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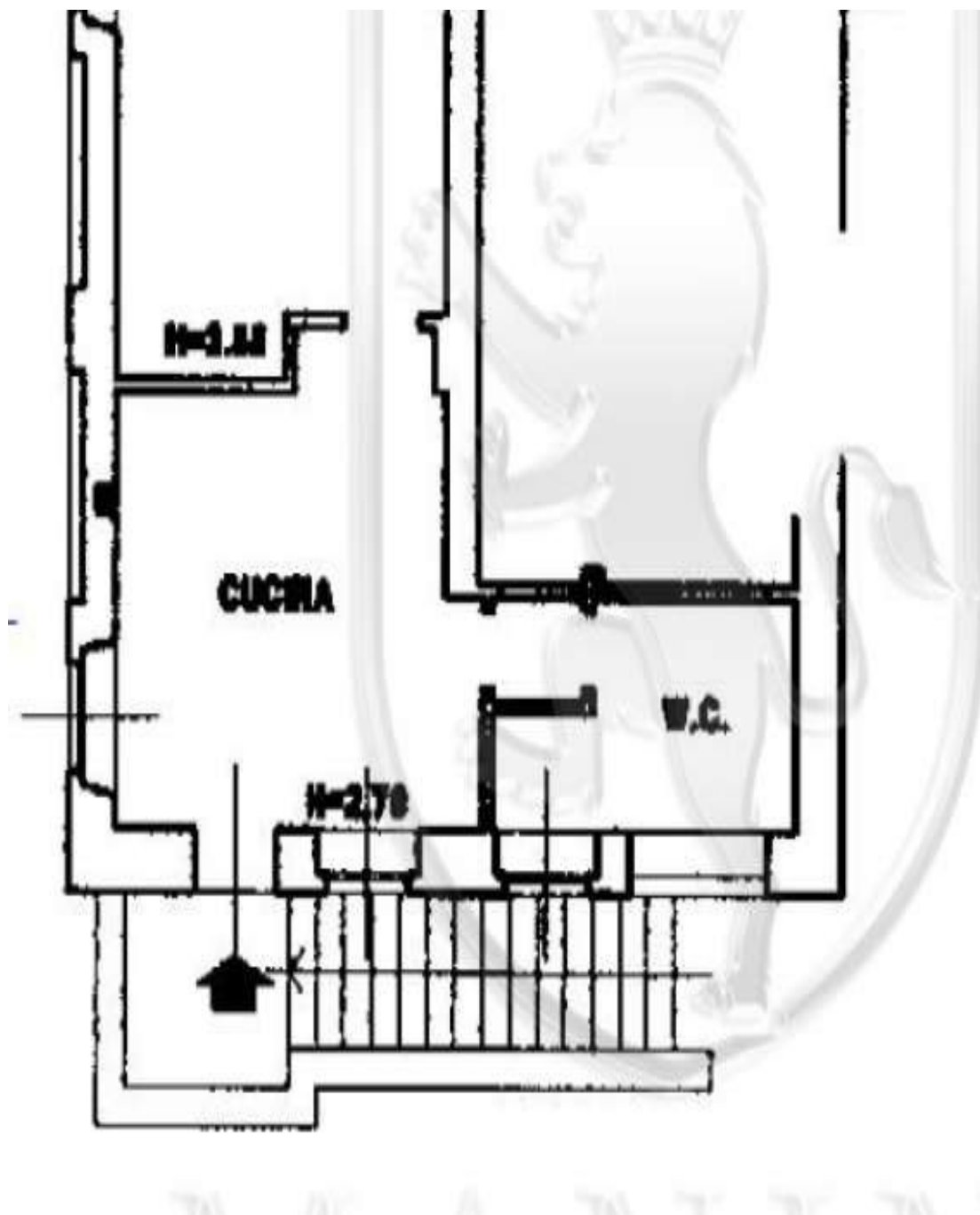


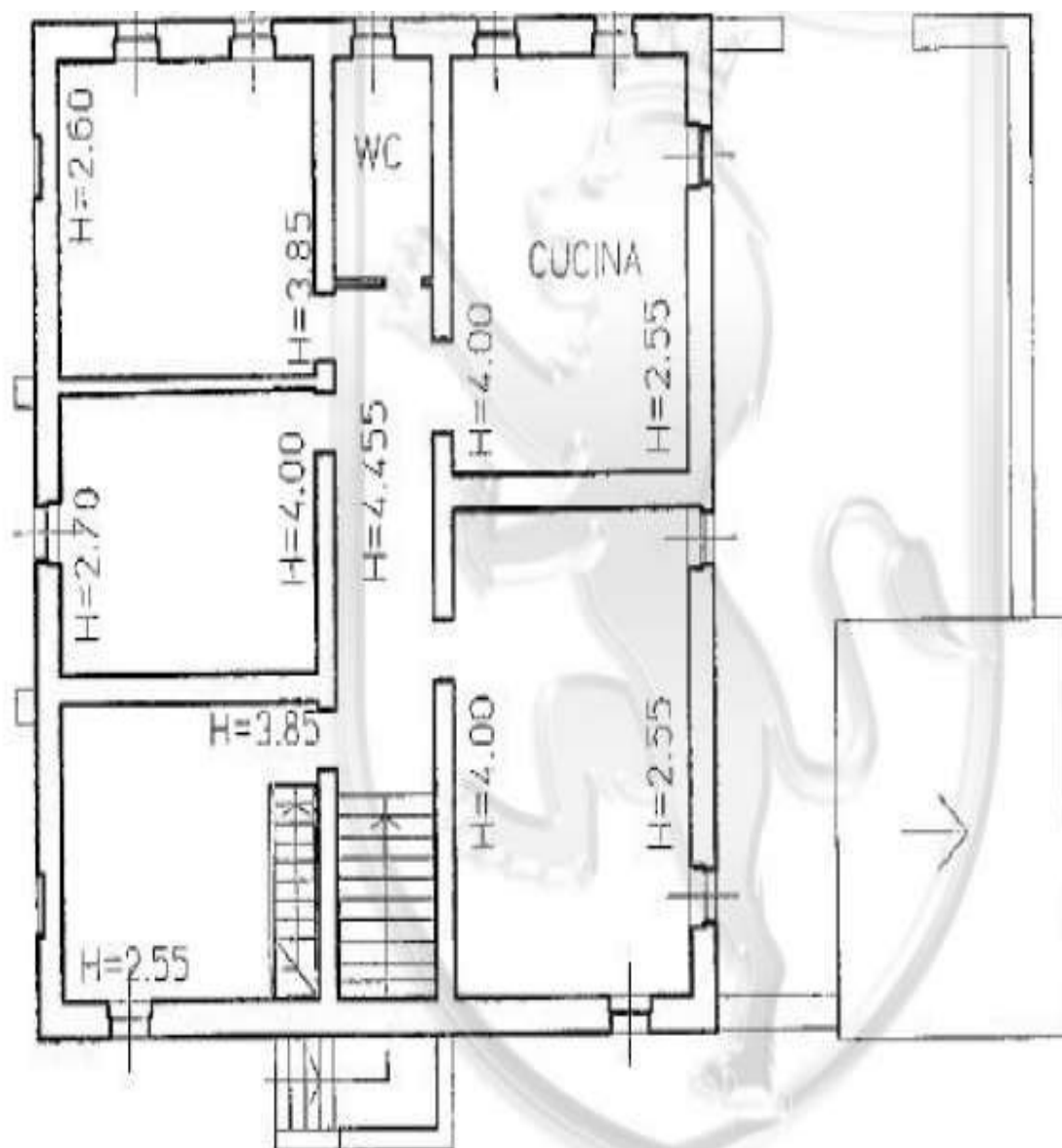




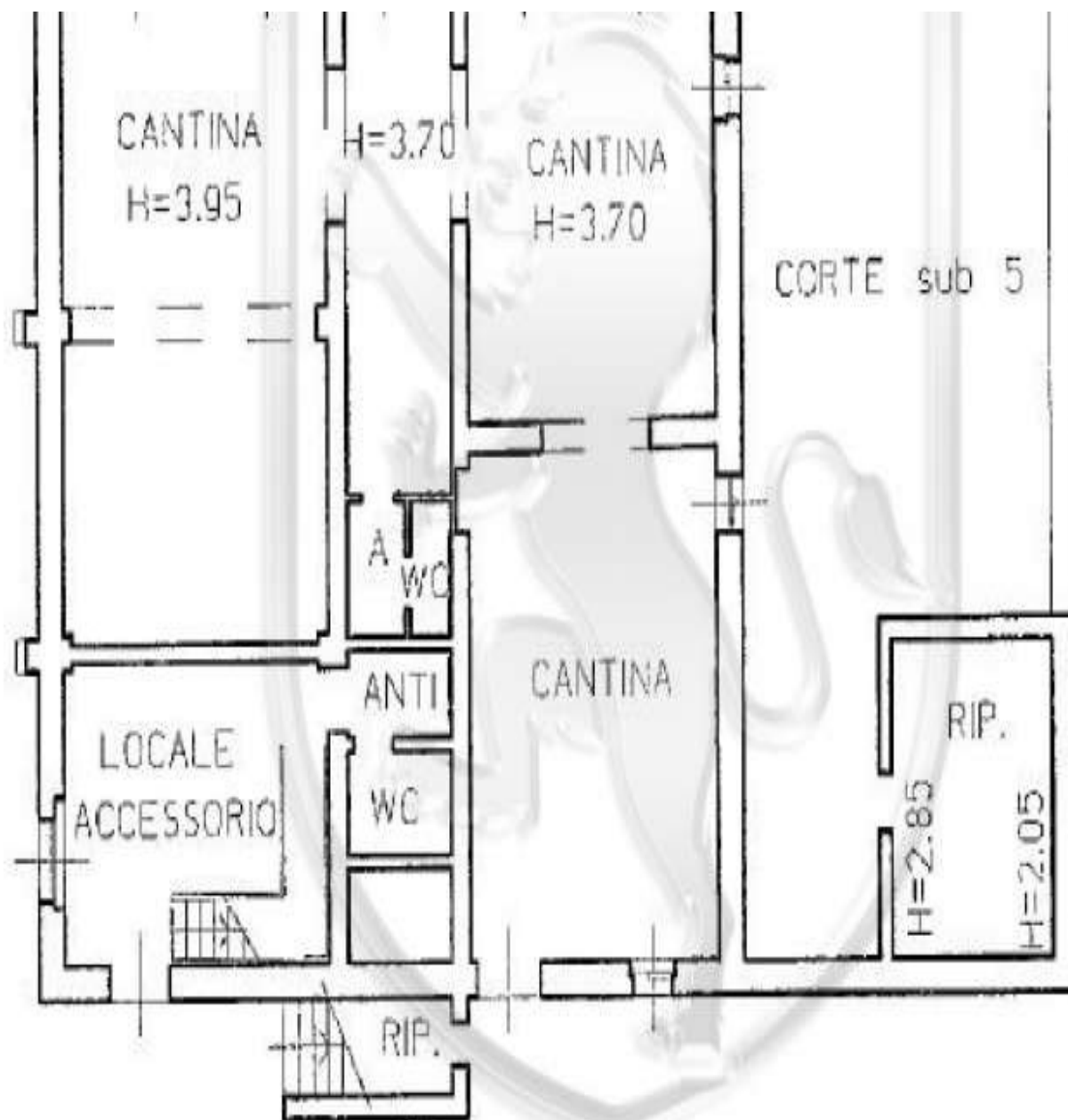


PIANO TERRA





PIANTA PIANO PRIMO



CANTINA DIAM. TERRENO