

Sant'Angelo In Colle – Toscana

# Finely restored farmhouse with vineyard in Montalcino

Property ID: IT252941871



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PURCHASE PRICE: 2.200.000 EUR • ROOMS: 6 • LAND AREA: 30.000 m<sup>2</sup>

Property ID: IT252941871 - 53024 Sant'Angelo In Colle – Toscana

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941871 |
| Available from       | 27.02.2025  |
| Rooms                | 6           |
| Bedrooms             | 3           |
| Bathrooms            | 3           |
| Year of construction | 2013        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 2.200.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 350 m²            |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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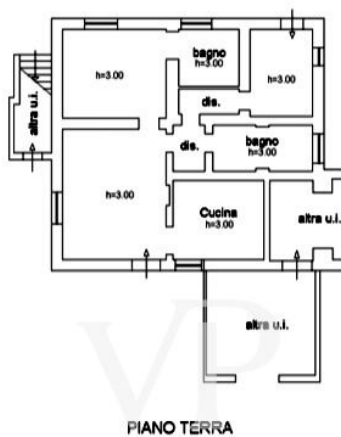
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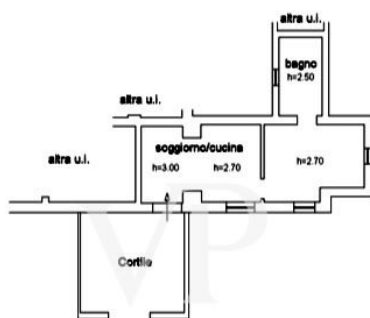
## The property



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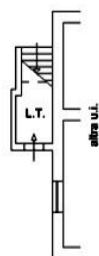
## Floor plans



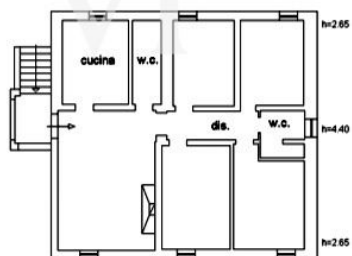


PIANO TERRA





PIANO TERRA



PIANO PRIMO



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

The farmhouse, with vineyard, is nestled among the beautiful vineyards and olive groves in Sant'Angelo in Colle, a few km from Montalcino. Consisting of n.3 units, for a total of about 350 square meters, completely renovated, characterized by prestigious finishes, all in stone and wooden beams. The property is set on two floors, ground floor and first floor, in a hilly, sunny position. There is the possibility of making a unique dwelling. The road is for 550 meters paved and the remainder breccino. We are connected to the Fiora aqueduct, and heating is on GpL with Bombolone. All rooms are equipped with air conditioning. Present laundry room. The property is completed by a barn and anti-stall of 50 sqm to be renovated. The total area of the land is about ha 3 of which Rosso di Montalcino Vineyard 1.37 hectares and Olive grove 0.71 hectares. The farmhouse was built in 2013.

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## Contact partner

For further information, please contact your contact person:

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