



## XVIII CENTURY COUNTRY HOME WITH COTTAGE AND LAND – MONTALCINO



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 352,046.43

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Tuscany
Πόλη:	Montalcino
Ταχυδρομικός κωδικός:	53024
Δημοσιεύθηκε:	21/10/2025

### Περιγραφή:

Semi-detached traditional country house, arranged over two levels, with guest cottage, private garden and land for sale in Montalcino. Nestled in the heart of the Tuscan countryside, within the picturesque hamlet of San Giovanni d'Asso, this enchanting portion of a 17th-century former farmhouse has been beautifully restored, preserving its authentic rustic character while introducing refined modern comforts. Set across two levels and extending to 105 mq/1,130 sq ft, the residence enjoys a serene, shared courtyard of 435 mq/4,680 sq ft, a private garden, and surrounding land of roughly 3.510 mq/0.86 acres, offering a tranquil retreat immersed in nature. The ground floor reveals a welcoming living area with a traditional fireplace, a compact yet functional kitchen, and a guest bathroom, all enhanced by quintessential Tuscan details such as terracotta floors and exposed wooden beams. The first-floor hosts two spacious double bedrooms, including a principal suite with built-in wardrobes and en-suite bathroom, alongside a versatile third bedroom and an additional family bathroom, creating a bright and comfortable sleeping area. Completing the property is a delightful 13 mq/140 sq ft guest cottage, recently refurbished and arranged as a self-contained studio with kitchenette, sofa bed, and bathroom: ideal for hosting guests or as a workspace. Additional features include a laundry room with bathroom and a storage area for garden tools. The land surrounding the property comprises 1,590 sq m/0.4 acres of arable ground, 1,050 sq m/0.26 acres of former vineyard, and 870 sq m/0.21 acres of mixed woodland. A characterful home in one of Tuscany's most sought-after locations, an ideal residence or a refined investment with excellent potential in Montalcino's prestigious holiday rental market.

PROPERTY Ref: MON3375



Location: San Giovanni d'Asso, Province: Montalcino, Region: Tuscany  
Type: 105 sq m/1,130 sq ft two-story country house, semi-detached with a 435 sq m/4,680 sq ft shared internal courtyard, private guest cottage, garden and agricultural land  
Annex/es: laundry room with 1 bathroom and an additional room used as storage for gardening equipment  
Year of construction: 1700  
Year of restoration: 2004  
Conditions: excellent  
Land/Garden: 0.87 ha/8,510 sq ft, including 1,590 sq m/0.4 acres of arable land, 1,050/0.26 acres sq m of uncultivated vineyard, and 870 sq m/0.21 acres of mixed woodland

#### Utilities:

Fixed telephone network: available

Internet: available

Heating: LPG

Water: mains city supply + a 60 m/197 ft deep artesian well for garden irrigation use

Electricity: active

Water waste: Imhoff tank

Distance from services: 1.5 km/0.9 miles

Distance from main airports: Perugia 92 km/57 miles, Florence 132 km/82 miles, Rome 237 km/147 miles

Gravel road: 600 m/0.37 miles

#### Layout:

Ground Floor: living room with fireplace, kitchenette, 1 bathroom

First Floor: 1 master bedroom with en-suite bathroom and walk-in closet, 1 double bedrooms, 1 single bedroom, 1 bathroom

Guest Cottage: 13 sq m/140 sq ft renovated studio apartment with kitchenette, sofa bed, and 1 bathroom

Κατασκευάστηκε: 1700

#### Κοινά

Τελειωμένα τετραγωνικά 118 τ.μ

πόδια:

Μέγεθος αυλής: 3510 τ.μ

#### Building details

Αριθμός ορόφων: 2

#### Lease terms

Date Available:

#### Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/SIFI-T1705/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IML](http://www.arkadia.com/SIFI-T1705/?utm_campaign=multicast&utm_medium=web&utm_source=IML)



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**Contact information**

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39449

