



## Agricultural Estate with country houses, pool, annexes and land - Montalcino, Tuscany



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,816,371.42

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Montalcino
Indicatif régional:	53024
Soumis:	09/04/2026

### Description:

In a scenic location, with 126 hectares of land with restored farmhouses for country resort, barns and annexes to restore, for sale near Montalcino. In the heart of the Val d'Orcia, a short distance from Montalcino, lies a 126-hectare estate surrounding a 1,198-square-meter country complex featuring stone farmhouses, barns, and annexes, some converted into four apartments offering a total of nine bedrooms. The interiors are bright and welcoming, featuring exposed wooden beam ceilings, living areas with fireplaces, and an enchanting view of the countryside. All rooms are equipped with air conditioning. Outside, the garden flows seamlessly into the landscape, leading the eye to the swimming pool, elegantly integrated into the surroundings and perfectly oriented to enjoy the light and sunsets that make this part of Tuscany. The property is complemented by a series of agricultural annexes, including barns, sheds, and a stable with a lean-to, which expand the estate's potential, offering versatile spaces for agricultural activities, equestrian pursuits, or additional units for agritourism. A dilapidated outbuilding presents further opportunities for restoration, in line with a vision for the property's future development. The land comprises 86 hectares of arable land, 6 hectares of pasture, and 34 hectares of woodland, along with a well and a private lake. While ensuring absolute privacy, the location offers easy access to amenities and major transportation links, just 6 km away. A property that elegantly embodies the finest spirit of the Tuscan countryside, ideal for those seeking a charming retreat or a prestigious investment in the heart of one of Italy's most iconic landscapes.

Swimming Pool: 10x7 m (33x23 ft)



## Utilities:

Fixed telephone network: available

Internet: ADSL, broadband

Heating: LPG, hot/cold air split system

Water: mains city supply, 1 spring-fed well, 950 sq m/ 0,24 acres lake

Electricity: Active

Water waste: Imhoff tank

The property is owned by a company

Distance from services: Buonconvento 6 km/3.7 miles

Distance from main airports: Perugia 100 km, Florence 110 km

Gravel road: 6 km/3.7 miles

## Layout:

Building 1 - farmhouse 251 sq m/2701 sq ft

Apartment 1: Ground Floor: 1 living room with kitchenette, 1 study, and 1 bathroom; First Floor: 2 bedrooms, 2 bathrooms

Apartment 2: Ground Floor: 1 living room with kitchenette, 1 study, and 1 bathroom; First Floor: 2 bedrooms, 2 bathrooms

Building 2 - former barn 134 sq m/1,442 sq ft: Ground Floor: 1 living room, 1 dining area with kitchenette, 4 bedrooms, and 2 bathrooms

Building 3 - former farmhouse partly restored

Ground floor: to be restored

First Floor: Apartment 4 living room with fireplace and kitchen, 4 bedrooms, closet, 1 bathroom

## Annexes:

1 barn – 190 sq m/2,045 sq ft

1 garage/storage – 143 sq m/1,540 sq ft

1 stable with canopy – 280 sq m/3,014 sq ft, canopy 196 sq m/2,110 sq ft

1 derelict outbuilding – 86 sq m/926 sq ft

Année: 2014

## Commun

Pied carré fini: 499 m<sup>2</sup>

Dimesions du lot: 1260852 m<sup>2</sup>

## Building details

Parking: Oui

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SIFI-T1855/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IML](http://www.arkadia.com/SIFI-T1855/?utm_campaign=multicast&utm_medium=web&utm_source=IML)



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