



Villa with garden and garage, to renovate - Abbadia di Montepulciano



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 457,660.36

Location

Country: Italy
State/Region/Province: Tuscany
City: Montepulciano
ZIP code: 53045
Posted: Mar 18, 2026

Description:

In the heart of Valdichiana, in Abbadia di Montepulciano, just 100 meters from shops, for sale single-family house, with garden, terraces, and garage. Built around the 1960s and lived for decades by the same family, it still reflects the character of the houses of the old times: generous, bright rooms and a solid structure that lends itself to being reinterpreted according to a new vision of living. Today, it awaits a redevelopment project capable of restoring its life and identity. It is spread over four levels with a surface area of 471 square meters (5069 sq ft) and is surrounded by a 2,000 square meters garden, bordered on four sides by a characteristic brick and wrought iron fence, a gate, and driveway. The main entrance is enhanced by an external staircase leading to a spacious hall, where a central staircase with solid wood handrails and large windows leads to the various floors. The rooms are well distributed, with spacious corridors and rooms overlooking the green garden, allowing great freedom in the redistribution of space. The main living room on the ground floor has a central fireplace and two French windows opening onto a characteristic terrace embellished with a travertine balustrade. The kitchen has a second fireplace and access to a terrace. The five bedrooms, a study, and ancillary rooms offer the opportunity to create highly functional spaces. The size of the property, its layout, and its location make it particularly interesting both as a private residence and as a project for division into multiple residential units or bed&breakfasts venture. On the top floor, the attic represents additional space to be converted, together with the basement with storage rooms and garage. Apolloni & Blom is at your complete disposal with a local network of professionals and constructors to support you from the design to authorities permits up to full turnkey realization! Contact us for more details.



PROPERTY Ref: MTP3531

Location: Montepulciano, Province: Siena, Region: Tuscany

Type: 471 sq m/5069 sq ft single/detached family home with terraces, garage and garden

Year of construction: 1960

Conditions: to be restored, in need of updating

Garden: 2,000 sq m/0.49 acres surrounding the property on four sides; masonry and wrought-iron fencing, wrought-iron entrance gate and driveway access

Terrace/Balcony: 2 terraces, 2 balconies

Parking/Garage: 31 sq m/334 sq ft basement garage

Utilities:

Fixed telephone network: available

Internet: available

Heating: diesel + 2 fireplaces

Water: mains city supply + 1 artesian well

Electricity: available

Distance from services: 100mt

Distance from main airports: Perugia 77km, Rome 213km, Florence 177km

Layout:

Basement: garage with internal access to the house, 5 large rooms used as storage, laundry room, boiler/plant room and archive/storage room

Ground Floor: entrance hall, living room with fireplace and double french windows to the terrace, sitting/dining room, kitchen with fireplace and second terrace, study/bedroom, 1 bathroom

First Floor: 5 bedrooms, 2 bathrooms with windows

Built: 1960

Common

Finished sq. ft.: 471 sq m

Lot Size: 2000 sq m

Building details

Number of Floors: 4

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/SIFI-T1834/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information



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