

ELEGANT RESTORED VILLA WITH SWIMMING POOL FOR SALE IN MONTEPULCIANO, TUSCANY

Montepulciano – Siena – Tuscany



Interiors
279 m²

Bedrooms
6

Bathrooms
4

Total land
3,280 m²

Swimming pool
14 × 4 m

Immersed in the charm of the Tuscan countryside, not far from Montepulciano and Torrita di Siena, charming villa with garden and pool for sale. The property is reached via a classic tree-lined driveway of cypresses that leads to the villa, enhanced by climbing plants that adorn part of the facade. Completing the property is a well-maintained garden of 3,280 m² that surrounds the villa and hosts a 14 × 4 m swimming pool with a sunbathing area.

SUMMARY OF THE PROPERTY

REFERENCE #: 3068 – VILLA POLICIANO

TYPE: villa

CONDITIONS: restored

LOCATION: hilly, open

ACCESS: excellent

INTERIORS: 279 square meters (3,002 square feet)

TOTAL ROOMS: 14

BEDROOMS: 6

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: brick walls, original terracotta flooring, frescoes, fireplace, alarm system, garden, swimming pool

EXTERIOR: 3,280 square meters (0.8 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 4 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 2'), Montepulciano (5km; 10'), Pienza (20km; 25'), Castiglione del Lago (25km; 30'), Cortona (30km; 35'), Montalcino (40km; 45'), Arezzo (45km; 40'), Siena (60km; 50h), Perugia (60km; 55'), Assisi (85km; 1h 10'), Grosseto (125km; 1h 30'), Spello (90km; 1h 10'), San Gimignano (100km; 1h 25'), Florence (100km; 1h 15'), Gubbio (95km; 1h 25'), Rome (190km; 2h 10'), Pisa (185km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (70km; 1h), Firenze A. Vespucci (120km; 1h 15'), Forlì L. Ridolfi (180km, 2h 20'), Roma Ciampino (205km, 2h 10'), Roma Fiumicino (220km, 2h 10'), Bologna G. Marconi (205km; 2h), Pisa G. Galilei (180km, 2h 10'), Rimini F. Fellini (210km; 2h 30')

VILLA POLICIANO

Immersed in the charm of the Tuscan countryside, not far from **Montepulciano** and **Torrita di Siena**, **charming villa** with garden and pool for sale. The property is reached via a classic tree-lined driveway of cypresses that leads to the villa, enhanced by climbing plants that adorn part of the facade.

The building (279 m²) develops over four levels. The basement features the old cellars, characterized by charming vaulted ceilings and ideal as service rooms or to be used for multiple purposes. An elegant entrance with a scenic double staircase introduces the ground floor, currently consisting of a kitchen with dining room, a bright living room, a bedroom, and two bathrooms. The first floor hosts an entrance, a kitchen with dining room, an elegant modern fireplace that separates the dining area from the living room, two bedrooms, a study, a bathroom, and a small terrace. The second and top floor (attic) could accommodate two more bedrooms and a bathroom, offering additional space dedicated to the sleeping area.

The particular distribution of rooms and the presence of double access to the floors make the villa extremely versatile: the property can be easily subdivided into multiple independent apartments or intended for hospitality activities, such as an elegant Bed & Breakfast or a boutique hotel.

Completing the property is a **well-maintained garden of 3,280 m²** that surrounds the villa and hosts a **14 x 4 m swimming pool** with a sunbathing area, a comfortable gazebo perfect for outdoor lunches and dinners, and a **photovoltaic system** that helps improve the energy efficiency of the property.

A small town nearby (less than five minutes by car) has all the services for daily needs, while for more specific needs it is enough to reach the medieval villages of Torrita di Siena and Montepulciano where schools, supermarkets, and stores of all kinds are available.

MAP OF THE PROPERTY











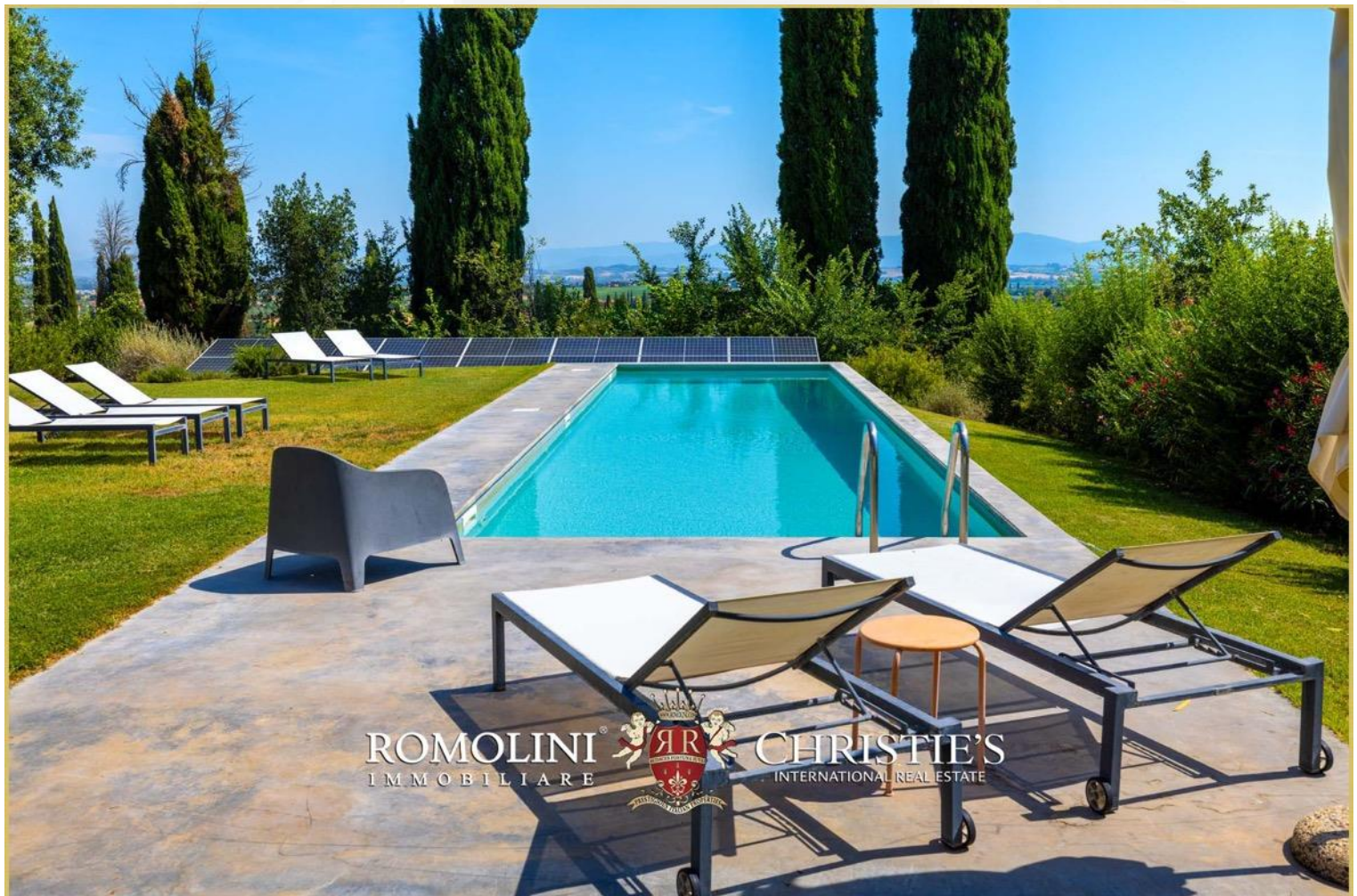




























































ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com