

Peacefulness	★★★★★☆☆
View	★★★★★☆☆
Living room	★★★★★☆☆
Rooms	★★★★★☆☆
Bathrooms	★★★★★☆☆
Kitchen	★★★★★☆☆



www.villasinitaly.biz



An independent completely restored brick & stone farm house next to an olive grove housing two independent 2-storey apartments, Casa Rustica 125sqm and Casa Bella 110sqm.

At a distance of approx. 50 meters in a green area there is a swimming pool 6x12 meters fully accessorized with lounge chairs, tables and umbrellas that is shared with two more small houses belonging to the property. At the back of the house there is a built-in brick oven for pizza, to be shared with the other apartment.

Unpaved road of about 250 meters and natural garden in its original state.

Fresh in the summer because it is located at 500 meters high.

Nearest local center: 500 meters.

4 persons. 2 bedrooms - 2 bathroom.

#### Ground floor:

Living room with fireplace (complimentary wood Available at all times). Open-plan kitchen (dishwasher, oven, refrigerator) with dining room. Washing machine. 1 bathroom (shower).

#### First floor:

(That can also have access from an outside stair).

1 large bedroom with queen bed and an extra single bed.

1 twin bed room with 2 single beds.

1 bathroom (shower).

## Beds & Baths

Sleeps up to 4 adults. (2 bedrooms & 2 baths) One large bedroom with queen bed and an extra single bed. One twin bed room with 2 single beds. One bathroom (shower). Two bathroom (shower).

## Living Space

Living room with fireplace (complimentary wood available at all times). Open-plan kitchen (dishwasher, oven, refrigerator) with dining room.

## Outdoors

Shared swimming pool (6 X 12) fully accessorized with lounge chairs, tables and umbrellas. At the back of the house there is a built-in brick oven for pizza (to be shared with the other apartment).

## Household Essentials

Open-plan kitchen (dishwasher, oven, refrigerator, washing machine). T.v, barbecue and American coffee machine.

## Notable Features

- Half an hour away from Montepulciano
- Fresh in the summer due to its location - 500 meters high.
- Peaceful location.

## Nearby Diversions

Mini market (2 kms). Restaurants, supermarket and bank (5 kms). Train station (15 kms). Montepulciano (35 kms), Perugia (50 kms), Arezzo (70 kms) and Siena (90 kms).

## Outdoor Activities

Golf, Tennis, trekking and SPA.