

Sant'Angelo In Colle – Toscana

# Finely restored farmhouse with vineyard in Montalcino

Property ID: IT252941871



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PURCHASE PRICE: 2.200.000 EUR • ROOMS: 6 • LAND AREA: 30.000 m<sup>2</sup>

Property ID: IT252941871 - 53024 Sant'Angelo In Colle – Toscana

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## At a glance

Property ID	IT252941871
Available from	04.07.2025
Rooms	6
Bedrooms	3
Bathrooms	3
Year of construction	2013

Purchase Price	2.200.000 EUR
Commission	Subject to commission
Total Space	ca. 350 m <sup>2</sup>

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## Energy Data

Type of heating	Single-storey heating system
Energy information	At the time of preparing the document, no energy certificate was available.



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## The property



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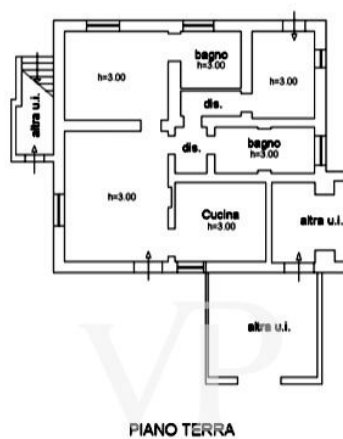
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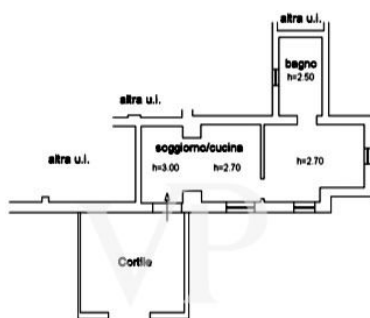
## The property



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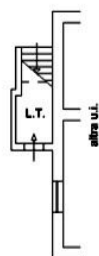
## Floor plans



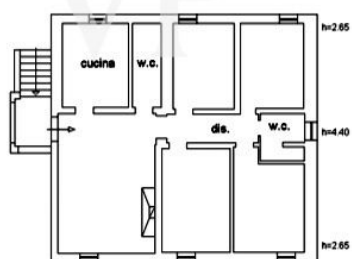


PIANO TERRA





PIANO TERRA



PIANO PRIMO



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

The farmhouse, with vineyard, is nestled among the beautiful vineyards and olive groves in Sant'Angelo in Colle, a few km from Montalcino.

Consisting of n.3 units, for a total of about 350 square meters, completely renovated, characterized by prestigious finishes, all in stone and wooden beams.

The property is set on two floors, ground floor and first floor, in a hilly, sunny position.

There is the possibility of making a unique dwelling.

The road is for 550 meters paved and the remainder breccino.

We are connected to the Fiora aqueduct, and heating is on GpL with Bombolone.

All rooms are equipped with air conditioning.

Present laundry room.

The property is completed by a barn and anti-stall of 50 sqm to be renovated.

The total area of the land is about ha 3 of which Rosso di Montalcino Vineyard 1.37 hectares and Olive grove 0.71 hectares.

The farmhouse was built in 2013.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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