



Ref.: 11019 - Tana Lepre, Montisi, Tuscany

The perfect little 'lock up and leave' hide away in Tuscany, close to Montisi

€ 325,000

A rare find in an area known for its large farmhouses, this 1 bedroom property is ideal for those looking for a bolt hole to regain peace in a miniature paradise. The land included is approximately 2 hectares, with 2000 sq.m. of antique vineyards, around 100 ancient olive trees and fruit trees, nestled in the rolling countryside yet just 2 kilometres from the medieval borgo of Montisi. With all home comforts including underfloor heating and solar panelled hot water, an outdoor wood bread oven and light open plan living space this is a small but perfectly formed Tuscan retreat.

Property type: Farmhouse

Floors: 2

Kitchen: 1

Property size: 100 sqm

Shared environments: Open plan reception and study

Structural condition: new

Bedrooms: 1

Bathroom

Land: 2 ha (acres 4.94)

Rooms: 4

Area:

Montisi is a medieval borgo overlooking the Val d'Orcia, Montalcino and Siena, within easy reach of towns such as Pienza and Montepulciano. A favorite with food lovers and lively throughout the year with festivals and restaurants. Florence International airport is just an hour and a quarter away and Pisa and Rome can be reached in just 2 hours.

Land:

There are 2 hectares of land included in the sale; 2000 sq.m of which are antique Chianti vineyards which produce red and white grapes, used for wine and Vin Santo, 100 olives with 5 varieties of olive and various fruit trees including pear, peaches, cherries and plums. A pretty garden surrounds the house with lavender and wisteria and a dining pergola complete with bread and pizza oven. Permissions could be obtained for a pool within the terraced garden.

Outbuildings:

Garage - With space for one car, a laundry area and cantina for wine

Accommodation:

Entrance to open plan living area with beamed ceilings and cement floors that have been coloured with natural earth pigments
 Kitchen area with doors to pergola and dining table, contemporary 'Morso' wood burning stove for extra heat
 Sitting area with doors to garden
 Office/study area, cupboard with plumbing for cloakroom

Stairs to **first floor**

Second entrance from back garden and vineyard
 Master bedroom with exit to loggia with views to Siena and Montelifré castle
 Wardrobe space
 Bathroom with small bath and solar heated

towel rail

Outdoor shower overlooking the countryside just outside the back door!









Garage

Electricity: Mains

Heating: Solar Panels

Olives 100

Other Features: Internet; solar panels; Underfloor heating system;

Cantina

Energy class: C (epgl 104,581 kWh/m*anno)

Water: Mains

Vineyards 2000 sqm

Distances: Florence km 105, Montisi km 3,5, Siena km 58, Sinalunga km 11, Trequanda km 6,7

Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town