



## Ref.: 11062 - Monterogriffoli, Montalcino, Tuscany

*3 bedroom townhouse with garden and swimming pool in the hamlet of Monterogriffoli*

€ 350,000

Apart from an immaculately restored 3 bedroom town house that has been sympathetically finished with original features and modern touches, this property also has a pretty terraced garden and fabulous swimming pool that is partially covered by the old barn. Not to forget the beautiful views of the historic hamlet and over rolling hills to horizons filled with the silhouettes of cypresses and olive trees. Its not often we get so excited about village properties but this is truly special, the modern appliances, white walls and metal doors contrast perfectly with the old beams and stone floors on the first floor and there are 3 ample sized bedrooms with wooden floors and a separate sitting room on the second floor. The ground floor rooms have been converted into a kitchen and bathroom for the pool and garden area and a further room for guest accommodation if necessary.

Property type: Town House with private garden

Date of restoration: 2004

Bedrooms: 3

Bathroom

Land: 100 sqm (acres 247.11)

Rooms: 7,5

Structural condition: Restored

Floors: 3

Kitchen: 1

Property size: 145 sqm

Shared environments: Reception/dining room, sitting room, kitchenette and bathroom for pool

Outbuildings: 19 sqm

**Area:**

Monterongriffoli is a rare part of Tuscany that time has left untouched, with very few inhabitants (only 9 are permanent residents) and the only noise coming from the chiming bells of the church. Every day amenities can be found at the nearby San Giovanni d'Asso but there is a fruit and vegetable supplier that visits the hamlet once a week. Siena can be found just 45 kms away by car and airports are still very accessible at Florence (120kms) or Rome (230kms)

**Land:**

The property is reached through a pretty gate and arched entrance leading to the garden of around 100 sq.m with stone walls creating terraces featuring various areas for sitting or dining amongst the olive trees or playing boules. The true highlight of the external area is the pool, made inside the old barn and maintaining the original 'capriata' beam, half of the pool is delightfully covered in shade whilst half is external.

**Outbuildings:**

Pool technical room and small storage room above

**Accommodation:**

**Ground Floor:**

Cantina for storage  
2 restored rooms with bathroom and kitchenette for pool use or guest accommodation

External steps to **first floor** terrace and entrance to main house:

- Beams and stone floors throughout
- Dining and sitting room with large original fireplace
- Modern kitchen with stone worktops and sink
- Larder
- Pale stone stairs to ;

**Second Floor:**

Landing with sitting room and french doors to small balcony overlooking hamlet and countryside

Bedroom 1 with views to Montalcino and wooden floors

Bedroom 2 with original cotto floors and fitted wardrobes

Bathroom 1 with stone floors and corner shower, skylight

Bedroom 3 smaller room overlooking street, storage space









**Cantina:** 27 sqm

**Energy class:** C (epgl 66,614 kWh/m\*anno)

**Water:** Mains

**Distances:** Florence km 120, Montalcino km 18,  
Montepulciano km 32, San Giovanni d'Asso km  
2, Siena km 45

**Electricity:** Mains

**Heating:** Wood

**Other Features:** Swimming Pool;

**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