



Ref.: 11143 - Casa Bianca Montepulciano, Montepulciano, Tuscany  
€ 1,000,000

Situated just two kms. from the renowned medieval town of Montepulciano, this large farmhouse provides plenty of opportunity to create something special. Currently the layout is very flexible and the house can be used as one family home or as two separate apartments. Being so close to Montepulciano it would be an excellent investment as a home with rental possibilities

Property type: Farmhouse  
Date of restoration: 2004  
Bedrooms: 5  
Bathrooms: 3  
Rooms: 17.5

Structural condition: Restored  
Floors: 3  
Kitchen: 2  
Property size: 442 sqm

**Area:**

Montepulciano needs no introduction with its winding streets leading up to the Piazza grande and the remarkable Romanesque church but it is also a thriving market town naturally concentrating on the producers of the famous Vino Nobile of Montepulciano. The town is surrounded by beautiful, open countryside within easy distance of Pienza and the Val d'Orcia. It is also easily accessible from the A1 autostrada

**Land:**

Just under half a hectare which includes a field below and to one side of the house and a mature olive grove.

**Accommodation:**

Entrance to first floor.

Steps up to bedroom 1 with wooden flooring, beamed ceiling and 2 windows overlooking the field and olives

Bathroom 1 with large shower, two basins and window

Living room, wooden flooring with 2 large arched windows facing south.

Steps up to lobby

Bedrooms 2; antique wooden flooring with 2 south facing windows

Bedroom 3; window over courtyard

Corridor with exit to loggia and external staircase,

Bathroom; fully tiled with double basin and bath

Bedroom 4 with 2 windows interconnecting with Bedroom 5 with open fireplace and large window

Internal staircase leading to

**Ground floor:**

Hallway with original open fireplace, main entrance to house, wide arch to

Dining room and living room leading to

Well equipped kitchen with windows along two sides

Cloakroom

Storage

Library

Study/living room with fireplace and exit to rear garden

Dining room

2nd. Kitchen with exit to pergola and external eating area

Cloakroom

**Lower Floor**

Outside and inside access to boiler/laundry room containing large automatic feed pellet system









**Garage**

**Heating:** Pellet

**Other Features:** Automatic gate; Entryphone;  
Outdoor lighting; Internet; Pellet stove;  
Telephone;

**Electricity:** Mains

**Water:** Mains

**Distances:** Arezzo km 54, Florence km 107,  
Montepulciano km 2, Perugia km 64, Rome km  
164, Siena km 57

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

