



COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Gruppo Bodini
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Apartment for Sell in Montepulciano - Area: Abbadia

📍 Via delle Tombe, Siena, 53045 (SI)

110.000€



Contact info



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Description

Authentic Tuscan Farmhouse with Wine Production – Abbadia di Montepulciano (SI)

In the heart of the Sienese countryside, where time seems to slow down and beauty is everywhere, we offer for sale a characteristic stone farmhouse surrounded by vineyards, olive groves, and historic villages.

Total area: 200 sqm

? 100 sqm of living space on the first floor, perfectly distributed to experience the tranquility of the countryside:

? Independent entrance

? Large and bright living room

? Rustic and functional kitchen

? Optimized clearances

? Two comfortable bedrooms

? Bathroom with window and open view of the landscape

? 100 square meters on the ground floor, currently used for artisanal wine production, with spaces ideal for vinification, storage, and aging. A space brimming with potential, where the stone walls preserve the aroma of the must and tell stories of agricultural passion.

Details that make the difference:

? Building entirely in natural stone, well preserved and with timeless charm

? Strategic position: a few minutes from Montepulciano, Pienza, and the Chianciano spa

? Easily accessible, yet surrounded by quiet and idyllic landscapes

? Excellent starting point for activities related to rural tourism, food and wine experiences and hospitality

Potential and intended uses:

? Holiday home

? Farmhouse with tastings

? Main residence with private cellar

? Investment in the wine sector

Living here means experiencing the true Tuscany, with fiery sunsets, rejuvenating silences, and the unique flavor of the wine produced under its own roof.

Details



Property ID: CBI038-2915-301603



Surface: 101.00 m²



Rooms: 3



Garden: Privato, 150 sqm



Bathrooms: 1



Energy Class: G EP glnr: 175.00 kwh/m²



Bedrooms: 2

Property Features



Floor: On two levels



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 101.00 m²



Rooms: 3



Bedrooms: 2



Bathrooms: 1



Kitchen: Habitable



Balconies: Presente



Garden: Private, 150 sqm

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images





