



Category: Cottages and farmhouses	Locality: MONTEPULCIANO	Province: Siena
Local area: 400mq	Land: 4000	Price: 550.000
N° bathrooms: 4	N° bedrooms: 4	

VILLA MONTEPULCIANO

For sale a residence on the border between Umbria and Tuscany, built with the best materials and with a traditional flair.

Our ancestors left us a country house in a peaceful and stunningly beautiful location. The house has been fully refurbished returning it to its former glory. The rooftops, columns and staircases of Villa Bellaria give it a sense of harmony and equilibrium. The different elements of the property reflect the extreme care and attention to detail taken in restoring them. The house is spacious and comfortable, and boasts a garden on all sides with views over the Val di Chiana and Montepulciano (Tuscany) on one side and Pozzuolo (Umbria) on the other, with rolling hills and pine trees dotted over the horizon. It is located at the crossroads of the three provinces of Siena, Arezzo and Perugia; an ideal spot to visit the many world-renown towns and villages in the area whilst enjoying a country life. Villa Bellaria is at a final stage of construction and nothing has been left to chance; with details standing out to characterize the property, making it unique and original whilst maintaining a sense of harmony with its surroundings and with the local building traditions. The best high-quality materials have been used throughout, making it a sound property that will last through the ages. The construction work on Villa Bellaria is well underway. However the buyer will have the opportunity to choose the finishes and put a personal touch on the house.

The final touch of the house is on traditional style as the chimney tops on the roof have been built in a traditional shape, transmitting character and warmth to the property as the columns are adorned with sober and elegant capitals that give the property a sense of elegance whilst staying in keeping with tradition. The terracotta tiles that are located under the roof reflect rural building styles. This traditional touch is found throughout the building, again in keeping with rural building styles and the traditional oak beams used to sustain the roof and embellish the house give the property a rustic and luxurious feel.

The garden about 4000 sqm wraps around the house and contains olive trees that are hundreds of years old. Beyond its borders, fields of crops give way to rolling hills and breath-taking views of the valley and the mountains beyond. There is the permission for the swimming pool.

The property has lovely views on all sides. The Val di Chiana valley which leads to Florence extends on one side, offering direct views of Montepulciano and Chianciano, with the mountains, Monte Amiata and Monte Cetona providing a dramatic backdrop. At the other side, a bucolic scene unfolds with a mixture of different crop fields, dotted with olive groves and pencil pines, with a view extending to the medieval village of Pozzuolo and its bell tower.

Villa Bellaria is located at the heart of one of the most beautiful parts of Italy. It is a stone's throw from villages that have all amenities, from banks to shops, bars and schools, yet it is immersed in the serenity of the countryside. This farmhouse for sale in the borderline between Umbria and Tuscany it is close to the main Italian transport routes: the A1 motorway and the Florence-Rome train line.

The Closest village is Pozzuolo Umbro about 4km.

Montepulciano 20km, Cortona 27km.

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Florence: 140 km. • Rome: 170 km. • Arezzo: 75 km. • Siena: 78 km. • Perugia: 60 km. • Assisi: 80 km. • Pienza: 35 km.



