

for sale in Monteroni d'Arbia Price on Application Ref. 1345



1.800 sq.m. | Bathrooms: 10 | Bedrooms: 20 | Rooms: 43

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY. UPON REQUEST WE WILL PROVIDE ALL THE NECESSARY INFORMATION.

PLEASE ABSTAIN CURIOS AND TIME WASTERS THAT WE DON'T NEED, THANKS.

We are very happy and flattered to have been chosen by the Owners as a partner for the sale of this wonderful village immersed in these sinuous and relaxing hills which we certainly cannot forget.

We are in the presence of a farmhouse located on a hill about 400 meters above sea level overlooking the Siena countryside, about 30 minutes by car from Siena and Montalcino, we are fully in the Tuscany that matters, the territory of which you just fall in love!!!!

The real estate complex boasts approximately 1,800 m2 of buildings consisting of a manor house from the 1700s where five apartments, two single villas and an independent suite were built, all surrounded by an imposing land of approximately 160 hectares of which 28 are arable land, a couple in olive groves and the rest in woods. Both the rooms and the apartments are treated with attention to the smallest details, the restored ceilings maintain the typical exposed beams, the terracotta or ancient ceramic floors, which have also been restored without altering their originality. All the rooms are furnished with period furniture, chosen to evoke the charm of the past, guaranteeing impeccable comfort. Inside the farmhouse there is a familiar and welcoming atmosphere that derives from the daily and constant presence of the owners who purchased it more than forty years ago and with love, patience, taste and tenacity have renovated it and

made it what we see today. The farmhouse offers its customers a large swimming pool. The farmhouse is an ideal place for families, with the apartments located near the swimming pool and with an equipped barbecue area available to guests at any time. The owners organize dinners for enjoy typical traditional dishes together.

The structure offers the possibility of taking pleasant horseback rides in the countryside or by motorbike in the surrounding hills. Furthermore, autumn is the right time to search for mushrooms in the woods in which the structure is immersed.

Olives are grown on the farm from which a high quality organic extra virgin olive oil is produced, obtained by cold pressing immediately after harvesting so as to keep the organoleptic characteristics unaltered. Flowers and plants with colorful and fragrant aromas are grown in the garden. intense. In a splendid botanical garden, overlooking a magnificent valley, vegetables and legumes are produced which are shared with customers, to give the palate intense and genuine flavours. There are also several animals on the farm which are raised with care in respect of the old peasant tradition of these places.

The sale also includes the start-up of the tourist accommodation business of which the owners are very proud given that they have seen attendance grow year after year, every year they include new customers but above all the core business is based on those who we can define as customers loyal fans in love with this spectacular village.

The results of the activity are very good and documentable.

There is great development potential in all the buildings where spaces can still be created for other activities connected with agricultural and agritourism activities.

THE COMPANY IS SOLD WITH THE GATES CLOSED.

Certification

Energy Class: G

Features

Code: 1345	Reason: Sale
Zip Code: 53014	Municipality: Monteroni d'Arbia
Total Square Meters: 1.800 sq.m.	Bedrooms: 20
Bathrooms: 10	Rooms: 43
State of Preservation: Restored	: 10
Level: Multi-Storey	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1700
Current Status: Free to the deed	Garden: Private, 1.610.000 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Porch	Tv SAT : Autonomous
Closet	ADSL Coverage
Cellar	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





