

for sale in Torrita di Siena

€ 2.500.000

Ref. 1742



3.000 sq.m. | Bathrooms: 13 | Bedrooms: 14 | Rooms: 21

For privacy reasons, the address and map pointer are purely indicative and do not represent the exact location of the property. Upon request, we will provide all the information needed to locate the property.

A residential complex of cultural and architectural importance in the province of Siena, dating back to the 17th century. Built in two different periods, the structural modifications completely changed its appearance. Initially, the villa resembled a small castle, with two turrets at the front and overall dimensions smaller than today. Towards the early 19th century, it was modified into a large villa with three floors above ground and a semi-basement, with a brick-vaulted cellar below. It is a typical landowner's residence, with servants and therefore their own quarters (the upper floor of the villa). The ground floor comprises an entrance hall with a large living room featuring painted vaulted ceilings, a study, and a large Tuscan kitchen with a large eat-in fireplace, divided by a large archway that divides the space, with a billiards table and living room on the other side. Going up, one reaches the owners' living area, with four large bedrooms, bathrooms, a living room with coffered ceilings trimmed in gold, a sitting room, and a cloakroom. The entire property is furnished with antique solid walnut furniture. The top floor, as mentioned above, once reserved for the servants, contains bedrooms and living rooms, storage rooms, and a bathroom, all in need of renovation.

Attached to the Villa is a large brick structure built on three floors that was used to store olives on the upper floor, while on the central floor, called the "tinaio," there were large vats that were used for harvesting the grapes and for the first boiling. On the lower floor, there is a large cellar, still fully equipped for wine production. The vineyard, registered in the Chianti Colli Senesi DOCG register, has a size of 2 hectares. The olive groves, however, are approximately 2 and a half

hectares. Returning to the real estate part: another annex, adjacent to the Villa and the cellar building, consists of various rooms used as a carpenter's shop, bread shop and beehive storage. Next to the Villa is a brick greenhouse used to store lemon trees placed in large terracotta pots, (there are 15 pots, and therefore 15 lemon trees). Attached to the greenhouse is a private chapel (consecrated) also dating back to the first construction period of the Villa; Inside, you can see the altar at three-quarters of the structure with a choir behind it. By manually moving the altar platform, steps lead to the semicircular crypt with burial ovens. On the front of the Villa is a large Italian-style garden, with paths and circular flowerbeds, centuries-old trees, and large pine trees. As it was once a manor farm, the structure that once served as a residence for the farmers and the farmer stands next to the perimeter of the garden (approximately 5,000 square meters). Today it is an agriturismo complex with a renovated 120 m2 apartment for residential use and intended for the caretaker, and the rest of the property finely restored and maintained in its Tuscan style with typical local furnishings, common areas converted from barns, a stable, a good-sized swimming pool (13 x 7 m, with Jacuzzi), all with a relaxation area + breakfast area + 6 bedrooms and a suite with kitchen.

The surrounding land belonging to the company is 20 hectares, composed of 2H vineyard, 2.5H olive grove, 6H of woods and 10 hectares of hilly land where, in the past, wheat or vineyards were grown.

The characteristic of the land (hilly), lends itself to an expansion of wine production as everything is

Always bathed in sunshine year-round, the Villa enjoys a strategic position overlooking the surrounding countryside. Furthermore, the Villa, enclosed by brick walls at the front and rear, is surrounded by an ancient "English forest" of holm oaks and cypresses, and a cypress-lined avenue leads from the Villa towards the forest.

For a rough assessment and estimate of the structure's square meters, we calculated:

- THE VILLA 1100 sq m
- ANNEXES Agricultural land 1200 sq m
- AGRITURISMO 700 sq m

Certification

Energy Class: G

Features

Code: 1742	Reason: Sale
Address: via Valletalla	Zip Code: 53049
Municipality: Torrita di Siena	Total Square Meters: 3.000 sq.m.
Bedrooms: 14	Bathrooms: 13
Rooms: 21	State of Preservation: Excellent
: 10	Level: Multi-Storey
Total Floor: 3	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1700
Current Status: Free to the deed	Garden: Private, 5.000 sq.m.
Kitchen: Regular Kitchen	Box: Double
Tv Antenna : Autonomous	Closet
ADSL Coverage	Cellar
Fireplace	Air-Conditioned
Wiring : By Law	Shower
Wooden Window Frames	Shutters

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	







