



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1800 – **SAN GIMIGNANO RESORT**

€ 3.950.000

TUSCAN RESORT FOR SALE IN SAN GIMIGNANO, TUSCANY

San Gimignano – Siena – Tuscany

www.romolini.co.uk/en/1800



Interiors
1,934 sqm

Bedrooms
31

Bathrooms
25

Swimming pool
16 x 8 m

Land
4.5 ha

Olive grove
150 trees

Not far from San Gimignano, this beautiful resort with 31 bedrooms is the result of the careful renovation of a historic villa. The property has been finely brought back to its original look and is currently run as an accommodation business with 11 apartments, restaurant and swimming pool. The vicinity of the most famous Tuscan centers is the icing on the cake.

SUMMARY OF THE PROPERTY

REFERENCE #: 1800 – SAN GIMIGNANO RESORT

TYPE: 4.5-ha estate with historic villa, currently run as luxury resort

CONDITIONS: restored

LOCATION: hilly, panoramic

MUNICIPALITY: San Gimignano

PROVINCE: Siena

REGION: Tuscany

INTERIORS: 1,934 square meters (20,810 square feet)

TOTAL ROOMS: 69

BEDROOMS: 31

BATHROOMS: 25

MAIN FEATURES: stone walls, wooden beams, fireplaces, stone steps, wrought iron rails, hand-made terracotta floors, satellite TV, restaurant, wooden pergolas, barrel vaults, ventilated roofs with recovered terracotta tiles, pool with equipped solarium, woodland and olive grove, shared areas with gazebos, umbrellas, sofas and tables

LAND: 4.5 hectares (11.1 acres)

GARDEN: yes, well-maintained around the buildings

ANNEXES: guesthouse with private garden

ACCESS: excellent

SWIMMING POOL: 16 x 8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: present

GAS: LPG

HEATING SYSTEM: fan-coils + air conditioning

CLOSEST CITIES AND TOWNS

San Gimignano (5km; 10'), Colle di Val d'Elsa (10km; 15'), Monteriggioni (21km; 30'), Volterra (32km; 40'), Siena (37km; 40'), Florence (52km; 1h), Bolgheri (73km; 1h 30'), Montalcino (75km; 1h 20'), Pisa (80km; 1h 20'), Pienza (88km; 1h 30'), Follonica (93km; 1h 40'), Lucca (123km; 1h 30')

CLOSEST AIRPORTS

Firenze Vespucci (63km; 50'), Pisa Galilei (77km; 1h 15'), Bologna Marconi (144km; 1h 40'), Perugia San Francesco (151km; 1h 50'), Roma Ciampino (279km; 3h 10'), Roma Fiumicino (294km; 3h), Milano Linate (341km; 3h 25'), Milano Malpensa (394km; 4h)



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SAN GIMIGNANO RESORT

Beautifully located among the vineyards and a short distance from the medieval town of **San Gimignano**, 4.5-ha **estate** with renovated **manor villa** currently running as luxury resort.

The estate is easily reached and is provided with all the necessary services by the nearby town of San Gimignano (5km; 10'), whose beautiful and unique towers can be seen from the property. The location is also convenient if one wants to move around **Tuscany**, visiting its most beautiful and renowned centers: Colle di Val d'Elsa (10km; 15') known worldwide for glassware, Monteriggioni and its untouched ramparts (21km; 30'), the Etruscan town of Volterra (32km; 40'), the beautiful medieval town of Siena (37km; 40'), Florence (52km; 1h) cradle of the Renaissance, Bolgheri with its exceptional *SuperTuscan* wines (73km; 1h 30') and Montalcino with its *Brunello* (75km; 1h 20'), Pisa (80km; 1h 20') and its famous leaning tower, the papal town of Pienza (88km; 1h 30'), the beautiful sea of Follonica (93km; 1h 40') and Lucca with its peculiar oval-shaped square and the imposing fortifications (123km; 1h 30').

The most convenient airports to reach the property are Firenze Vespucci (63km; 50'), Pisa Galilei (77km; 1h 15'), Bologna Marconi (144km; 1h 40'), Perugia San Francesco (151km; 1h 50'), Roma Ciampino (279km; 3h 10'), Roma Fiumicino (294km; 3h), Milano Linate (341km; 3h 25') and Milano Malpensa (394km; 4h).

DESCRIPTION OF THE BUILDINGS

The **villa** (28 bedrooms and 21 bathrooms), result of the renovation operated on a beautiful historic mansion nowadays converted into a luxury resort, is made up of a manorial residence plus a guesthouse. All the apartments have been restored according to the typical Tuscan style.

- **Apartment N°1:** living room, dining area with kitchenette, two double bedrooms with en-suite bathroom and walk-in closet, bedroom and bathroom, terrace and private garden;
- **Apartment N°2** (on two floors):
 - **Ground floor:** living room with kitchen, double bedroom and bathroom; the private portico is equipped with furniture;
 - **First floor:** studio, double bedroom with en-suite bathroom and walk-in closet;
- **Apartment N°3:** living room with kitchenette and fireplace, three double bedrooms, two bathrooms and terrace;
- **Apartment N°4:** living room with fireplace, dining room with kitchenette, studio, three double bedrooms, single bedroom (gallery) and three bathrooms;
- **Apartment N°5:** living room with kitchenette, two double bedrooms and two bathrooms;
- **Apartment N°6:** entrance hall, living room with kitchenette, two double bedrooms (one of which on the upper floor) and two bathrooms;
- **Apartment N°7:** living/dining room with kitchenette, double bedroom and bathroom;
- **Apartment N°8:** living room, dining room with kitchenette, four double bedrooms (one of which on the upper floor) and two bathrooms;
- **Apartment N°9:** living room with kitchenette, three bedrooms (one of which on the upper floor) and two bathrooms;
- **Apartment N°10:** living/dining room with kitchen and fireplace, three double bedrooms, single bedroom and two bathrooms.

The **guesthouse** (3 bedrooms and 2 bathrooms) hosts the **apartment N°11**, made up of living room with kitchenette and fireplace, three double bedrooms and two bathrooms. The building also boasts a private garden for the guests.

Other than the apartment, the property includes a restaurant hall with professional kitchen, pantry and services, built in the underground floor in those rooms once used as cellars. On the outside we can find a nice old-brick pergola for the guests.

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The remaining surface of the building is split among technical rooms and storage rooms, plus a working laundry for the guests.

The whole building is surrounded by Tuscan-terracotta-paved walkways, terraces and aprons.

HISTORY OF THE PROPERTY, STATE AND FINISHES

The property, located not far from San Gimignano, is first mentioned in documents dating back to the beginning of the 14th century: the history of the complex is linked to the nearby villa, once property of a noble Tuscan family. The building at the heart of the property was originally built as a watchtower.

The whole *podere* was bought by another rich Florentine family in 1410 and in their hands remained until a series of bad financial decisions forced the family to alienate a good part of their belongings to the Archbishop of Pisa.

In 1867, the wedding of one of the archbishop's heir with a member of the Savoy family brought the villa into the hands of the royal family. Savoy kept possession of the villa until 1946 (when they were exiled after the results of the Italian *Referendum*) and after that the building ended up in the hands of a countess.

At the end of the 1990s the villa, after decades of neglect, was bought by current owners who, with a carefully-carried-out renovation, brought the buildings back to their original glory.

EXTERNAL AREA

The estate covers approximately 4.5 hectares, partially covered by woodland while the remaining surface is divided among arable and grazing land. An olive grove (approx. 150 trees) allows producing an excellent olive oil which is then used in the preparation of meals for the guests.

Not far from the complex is located the 16 x 8 m swimming pool, paved in mosaic tiles and surrounded by a solarium in *Izzalini stone* (often called *Pietra di Todi*) reserved for the guests of the property.

The garden hosts an ample pergola which is used during summer for *al fresco* dinners, as an alternative to the indoor restaurant.

USE AND POTENTIAL USES

The property has been finely renovated by the current owners is currently run as an accommodation business thanks to the many bedrooms available and the restaurant. The proximity to the most interesting centers of Tuscany is another strong point of a property which allows easily reaching cities like Florence, Siena, Lucca and Pisa in no more than a hour and a half of travel.

EXTERIORS PHOTOS



INTERIORS PHOTOS

