

Ref. 1879 – **VILLA DELL'EREMITA**www.romolini.co.uk/en/1879

COUNTRY ESTATE WITH RESTORED FARMHOUSE FOR SALE IN SIENA, TUSCANY

Siena – Siena – Tuscany**VIEW ON OUR WEBSITE****Interiors**
350 sqm**Bedrooms**
3**Bathrooms**
3**Total land**
45.9 ha**Swimming pool**
10 x 3 m

Not far from the renowned Abbazia di San Galgano, in the Sienese countryside, we find this 45.9-hectare estate with a beautifully restored country house. The building offers 350 sqm of surface for a total of 3 bedrooms and 3 bathrooms. A preserved ruin could be exploited to build a second farmhouse in the property (250 sqm). A 10 x 3 m swimming pool completes the property.

SUMMARY OF THE PROPERTY

REFERENCE #: 1879 – VILLA DELL'EREMITA

TYPE: estate

CONDITIONS: restored

LOCATION: slightly hilly

ACCESS: unpaved road (2.5 km)

INTERIORS: 350 square meters (3,765 square feet)

TOTAL ROOMS: 8

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: preserved ruin, canopy

MAIN FEATURES: stone walls, wooden beams, handcrafter terracotta floors, natural oak wooden planks, pool room, led spotlights, alarm system, stone fireplaces, stone staircases, mosaic-tiled swimming pool, wooden fixtures, wooden pergola, well-maintained garden, stone courtyard with old well converted into a campfire

TOTAL LAND: 45.9 hectares (113.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 x 3 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + natural springs

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Montieri (38km; 50'), Massa Marittima (45km; 50'), Grosseto (49km; 55'), Siena (52km; 1h), Follonica (53km; 1h), Colle di Val d'Elsa (54km; 1h), Cala Violino (54km; 1h 5'), Montalcino (60km; 1h 5'), Castiglione della Pescaia (61km; 1h), Punta Ala (66km; 1h 15'), San Gimignano (68km; 1h 25'), Volterra (72km; 1h 30'), Pienza (83km; 1h 30'), Bolgheri (98km; 1h 30'), Florence (103km; 1h 45'), Montepulciano (106km; 1h 40')

CLOSEST AIRPORTS

Grosseto C. Baccarini (54km; 55'), Firenze A. Vespucci (116km; 1h 45'), Pisa G. Galilei (160km; 2h), Perugia San Francesco (160km; 2h 10'), Bologna G. Marconi (198km; 2h 35'), Roma Ciampino (240km; 2h 55'), Roma Fiumicino (220km; 2h 35'), Ancona R. Sanzio (264km; 3h 20'), Milano Linate (394km; 4h 20'), Milano Malpensa (448km; 4h 55')

VILLA DELL'EREMITA

Not far from the renowned **Abbazia di San Galgano**, in the Sienese countryside, we find this **45.9-hectare estate** with a beautifully restored **country house**. The building offers 350 sqm of surface for a total of 3 bedrooms and 3 bathrooms. A preserved ruin could be exploited to build a second farmhouse in the property (250 sqm). A **10 x 3 m swimming pool** completes the property. Easily reached via a short unpaved road (2.5 km) in excellent conditions, the property enjoys unrivaled privacy and allows easily visiting many of the most appreciated centers of **Tuscany** (Siena, Follonica, Montalcino, San Gimignano, Pienza, Firenze, Montepulciano). Among the interesting landmarks in the vicinity we must cite the Belagaio Castle (10km; 25'), the prehistoric grotto *La Pietra* (20km; 40'), the **Abbey of St. Galgano** (21km; 30') and the thermal spring of Petriolo (37km; 45').

DESCRIPTION OF THE BUILDINGS

The **country house** (350 sqm – 3,765 sqft, 3 bedrooms and 3 bathrooms) dates back to the 18th century and was originally a hunting lodge. The building was finely restored and furnishes and boasts classic features mixed with modern comforts (alarm, video surveillance, heating, led spotlights and stereo music system). Fixtures are mostly hidden inside the walls with dark wood shutters; the ground floor is paved in handcrafted Tuscan terracotta, while the first floor boasts natural oak wooden planks.

The building is laid over two floors organized as follows:

- **Ground floor:** garage/technical room (boiler, pool machinery, water pump and control panels), equipped kitchen with ample outdoor oven, cellar for wines, ample bathroom with shower, laundry room, pool room with bar corner, library/painting room with piano and double bed;
- **First floor:** ample living room with original fireplace (here one could build a second kitchen), two double bedrooms, master bedroom (where one could also realize an en-suite bathroom) and two bathrooms with shower.

Behind the house there is a **ruin** (250 sqm – 2,690 sqft) which underwent a conservative restoration so that it now constitutes a sort of courtyard for the farmhouse, with a well converted into a campfire. The volume of the ruin could be used to build another farmhouse in the property.

A **canopy** (roughly 25 sqm – 269 sqm) completes the property.

EXTERIOR

Aside from the garden (roughly 4,500 sqm), the estate spans **45.4 hectares of land**, split between arable land (28.4 ha) and woodland (17.0 ha). The land also houses a truffle ground with two natural spring and over one hundred different species of fruit trees (recognized by the province of Siena).

The estate is contoured by a stream of water and is not far from the **Canaloni del Farma**. From a naturalistic point of view, the estate is almost untouched and located between two important protected areas (Val di Farma and Val di Merse). The reserve is rich in indigenous fauna such as boars, roe deers, fallow deers, deers, badgers, porcupines, pheasants and hares.



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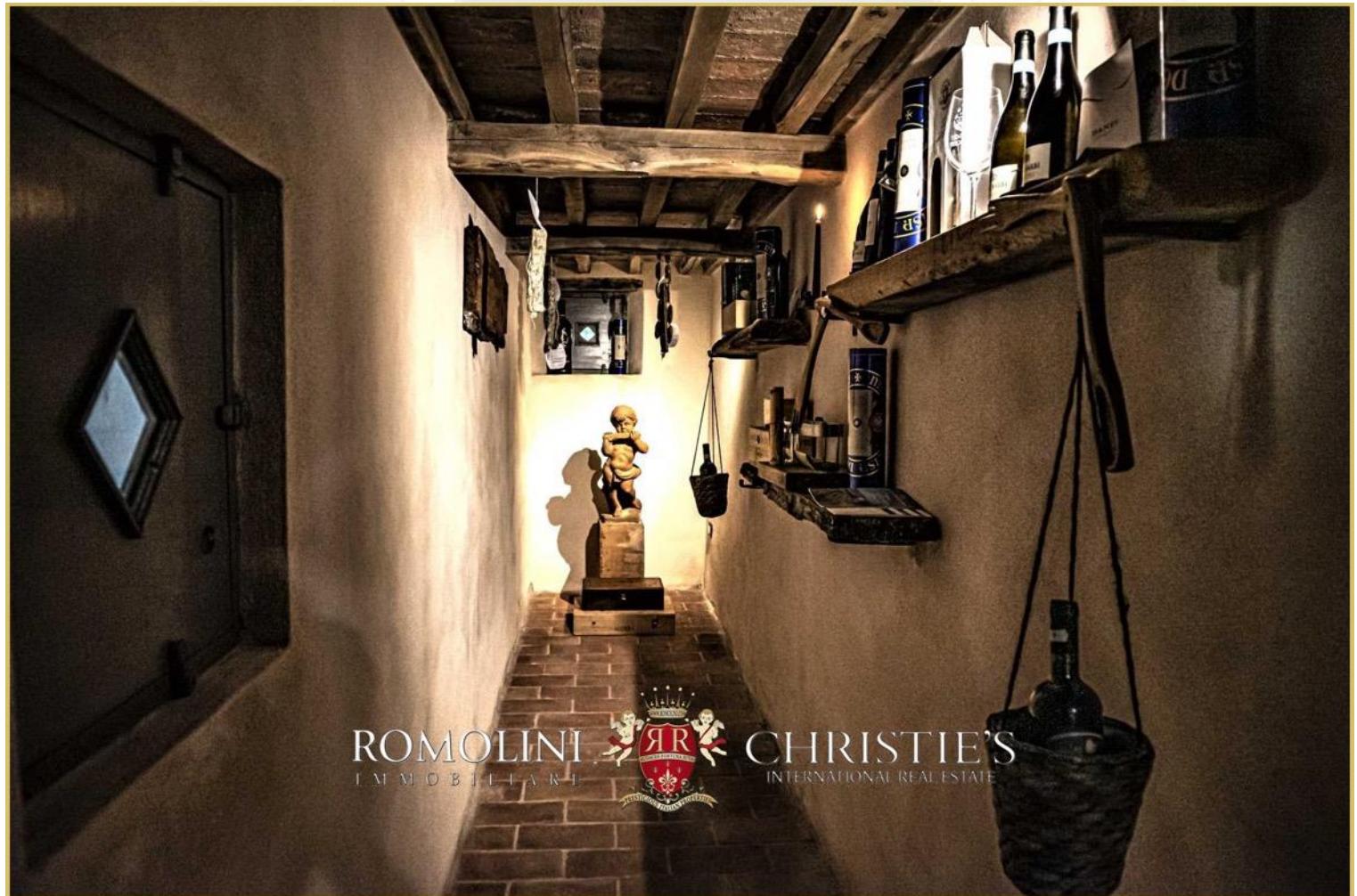




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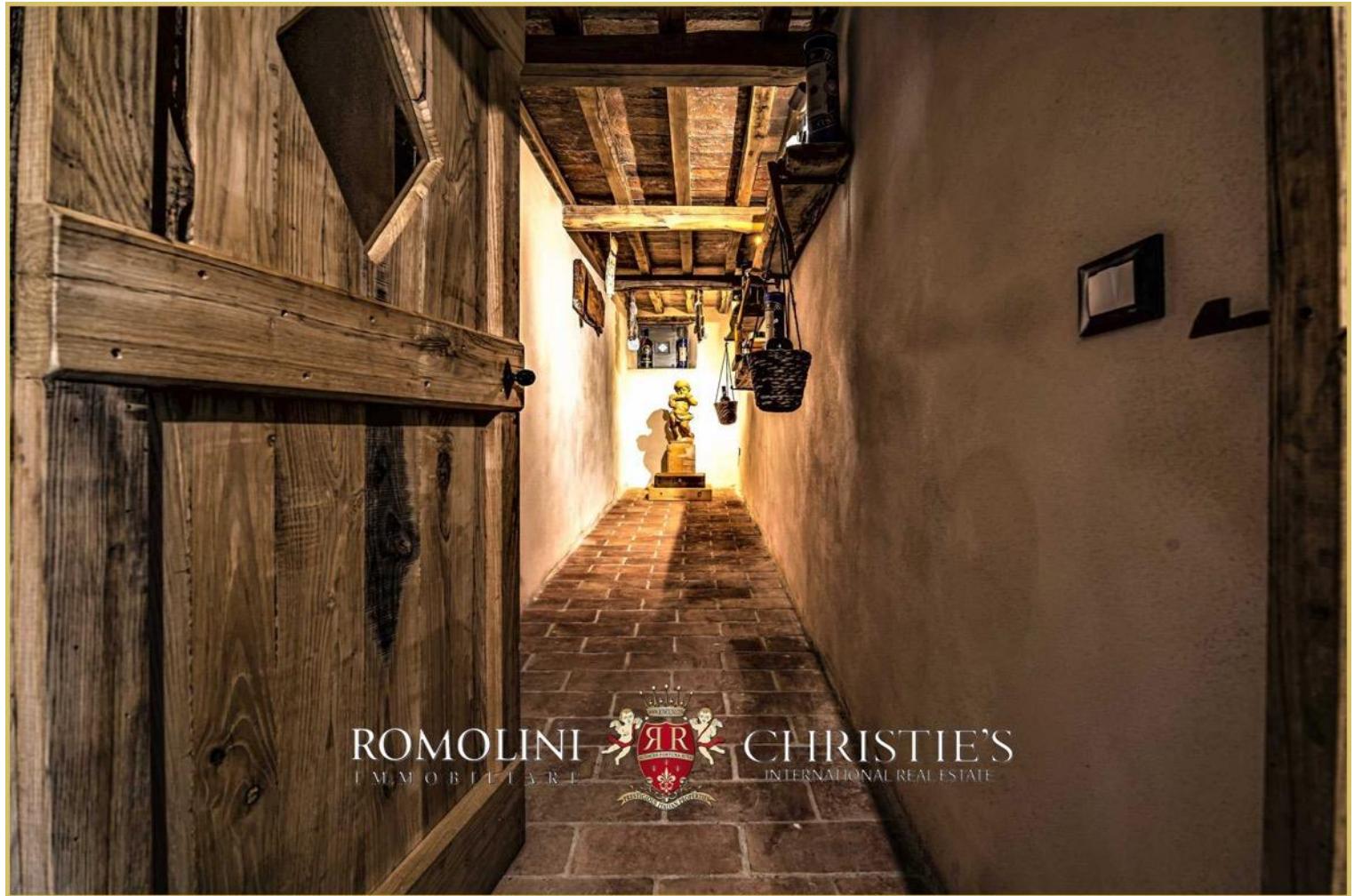
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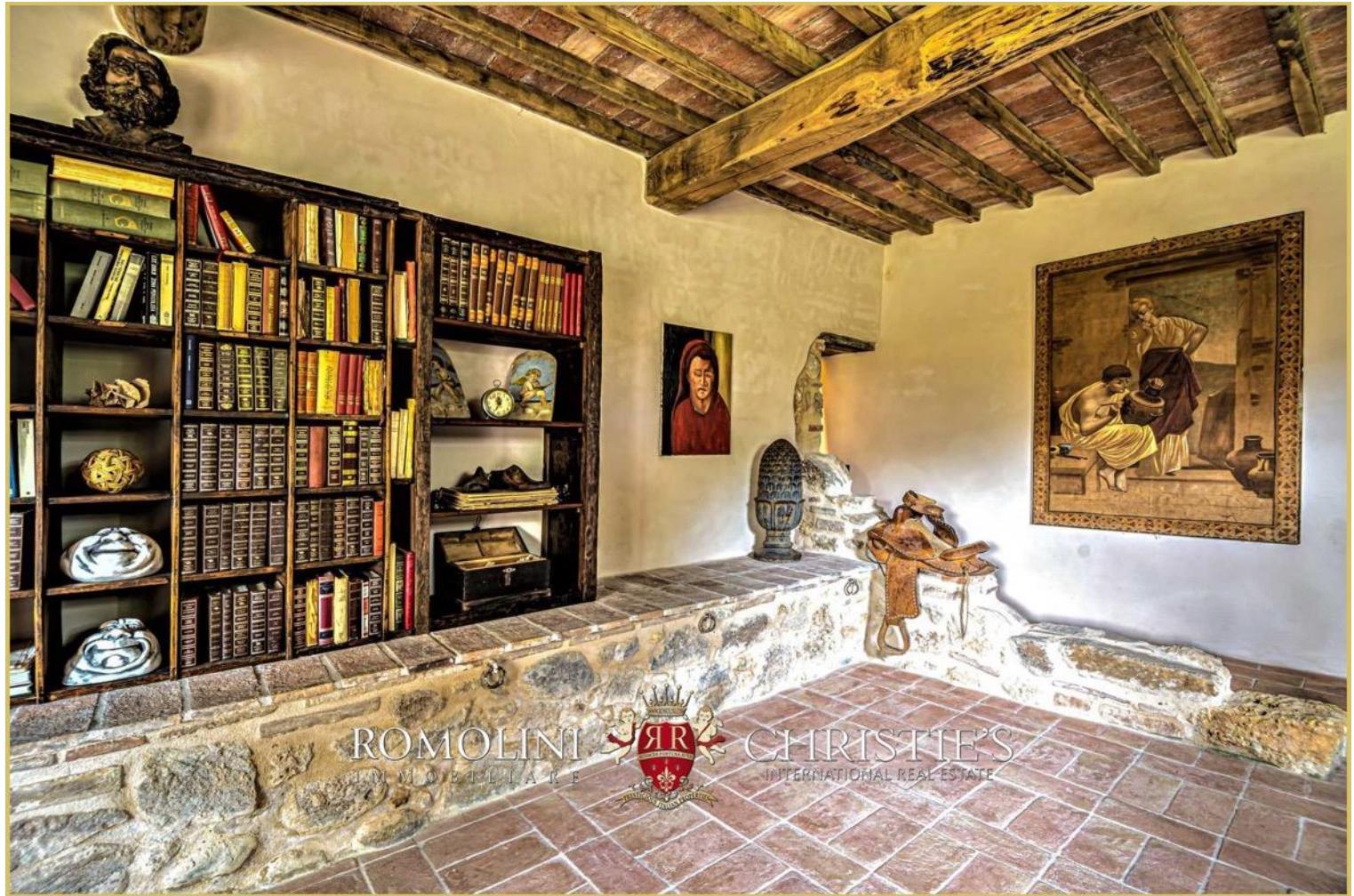
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