

Ref. 1899 – **TUSCAN HUNTING RETREAT**

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2,000-HA ESTATE WITH VINEYARDS AND CASTLE TO BE RESTORED FOR SALE IN SIENA, TUSCANY

Radicondoli – Siena – Tuscany

VIEW ON OUR WEBSITE



Interiors
10,000 sqm

Bedrooms
100+

Bathrooms
100+

Swimming pool
12 × 6 m | 14 × 7 m

Total land
1,993.3 ha

Vineyards
18.8 ha

In the heart of Tuscany, in the province of Siena, this impressive estate covers a total surface of roughly 4,900 acres and offers three fully restored hamlets, a beautiful medieval castle (to be restored) and over twenty-five country houses to be recovered and restored. The estate is located midway between Montieri and Castelnuovo Val di Cecina and all the necessary services are available in these towns.

SUMMARY OF THE PROPERTY

REFERENCE #: 1899 – TUSCAN HUNTING RETREAT

TYPE: estate with hunting reserve and medieval castle

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: excellent

INTERIORS: 10,000 square meters (107,600 square feet)

TOTAL ROOMS: 300+

BEDROOMS: 100+

BATHROOMS: 100+

ANNEXES: many rural and residential buildings

MAIN FEATURES: cellar, Pinot Noir and Sauvignon Blanc vineyards, medieval castle to be restored, hunting reserve, luxury finishes, investment opportunities, country houses to be restored

TOTAL LAND: 1,993.3 hectares (4,925 acres)

VINEYARDS: 18.8 hectares (46.4 acres)

GARDEN: yes, well-maintained around the buildings

SWIMMING POOL: 12 × 6 m | 14 × 7 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private wells

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (8km; 15'), Montieri (14km; 25'), Castelnuovo Val di Cecina (17km; 30'), Radicondoli (27km; 45'), Follonica (45km; 55'), Colle di Val d'Elsa (47km; 1h), Volterra (49km; 1h 5'), Siena (62km; 1h 20'), Montalcino (95km; 1h 50'), Florence (96km; 1h 45'), Pisa (122km; 2h)

CLOSEST AIRPORTS

Firenze A. Vespucci (110km; 1h 45'), Pisa G. G. Galilei (118km; 1h 50'), Bologna Marconi (192km; 2h 35'), Roma Fiumicino (245km; 3h), Roma Ciampino (265km; 3h 40'), Milano Linate (388km; 4h 20'), Milano Malpensa (442km; 5h)

TUSCAN HUNTING RETREAT

In the heart of **Tuscany**, in the province of **Siena**, this impressive **estate** covers a total surface of roughly 4,900 acres and offers three fully restored hamlets, a beautiful medieval castle (to be restored) and over twenty-five country houses to be recovered and restored. The estate is located midway between Montieri and **Castelnuovo Val di Cecina** and all the necessary services are available in these towns.

Other cities of **Tuscany** (Siena, Florence, Pisa) are easily reached in less than two hours. The most convenient airports are Tuscany's (Pisa, Florence) but given the central location in Italy Rome and Milan are equally convenient.

DESCRIPTION OF THE BUILDINGS

Heart of the estate is without any doubt the imposing **medieval castle**, built in 1135 on a rocky spur rising over 600 m. The building (roughly 2,230 sqm) needs full recovery and restoration but is an excellent opportunity to start a luxury hotel, thanks to the incredible view it offers.

Three other hamlets have been carefully and finely restored by the owners in cooperation with a renowned design studio.

The first two *poderi* (13 bedrooms and 14 bathrooms in total) house **two manor villas** (respectively 410 sqm and 480 sqm) and several annexes used as storage rooms and/or guesthouses (totaling 223 sqm). Several apartments in the two *poderi* are regularly rented out to vacationers or hunting parties.

The third *podere* is entirely devoted to **business center**, made up of an ample building (440 sqm) where all the agricultural activities are carried out, a tasting room (108 sqm) and a warehouse (85 sqm). The estate, thanks to its huge size, allows exploiting the lush woodland to produce firewood and to hunt.

Aside from these three hamlets and the castle, the estate also boasts **twenty-five country houses** (with tens of annexes) to be fully recovered and restored which bring the total surface of the buildings to roughly 10,000 sqm.

EXTERIORS

The estate covers an impressive surface of 1,993.3 hectares touching three municipalities of Tuscany (Radicondoli, Castelnuovo Val di Cecina and Montieri). Mainly covered in woodland (1,909 ha), the property accommodated a **touristic hunting reserve** (spanning from 397 up to 967 m a.s.l.), a huge premise spanning over 300 ha (180 of which fenced) where one can hunt many animals roaming the area (deers, fallow deers, roe deers, boars, mouflons, pheasants, red-legged partridges). The hunting reserve allows hunting in a controlled environment, under the supervision of highly-trained specialists.

The remaining surface is covered by vineyards (18.8 ha) vegetable gardens (0.2 ha), fruit orchard (0.3 ha), arable land (11.1 ha), grazing land (44.3 ha) and uncultivated land (9.7 ha made of roads and gardens).

Since 2007, the estate has also been active in wine production, an activity that has been outsourced to a third party over the last few years.

- **Vineyards surface:** 18.8 hectares
- **Varieties:** Sauvignon Blanc (46%), Pinot Blanc (27%), Pinot Noir (27%)
- **Year of implant:** 2009 – 2012
- **Training:** pruned-spur cordon (5,400 vines / ha)

















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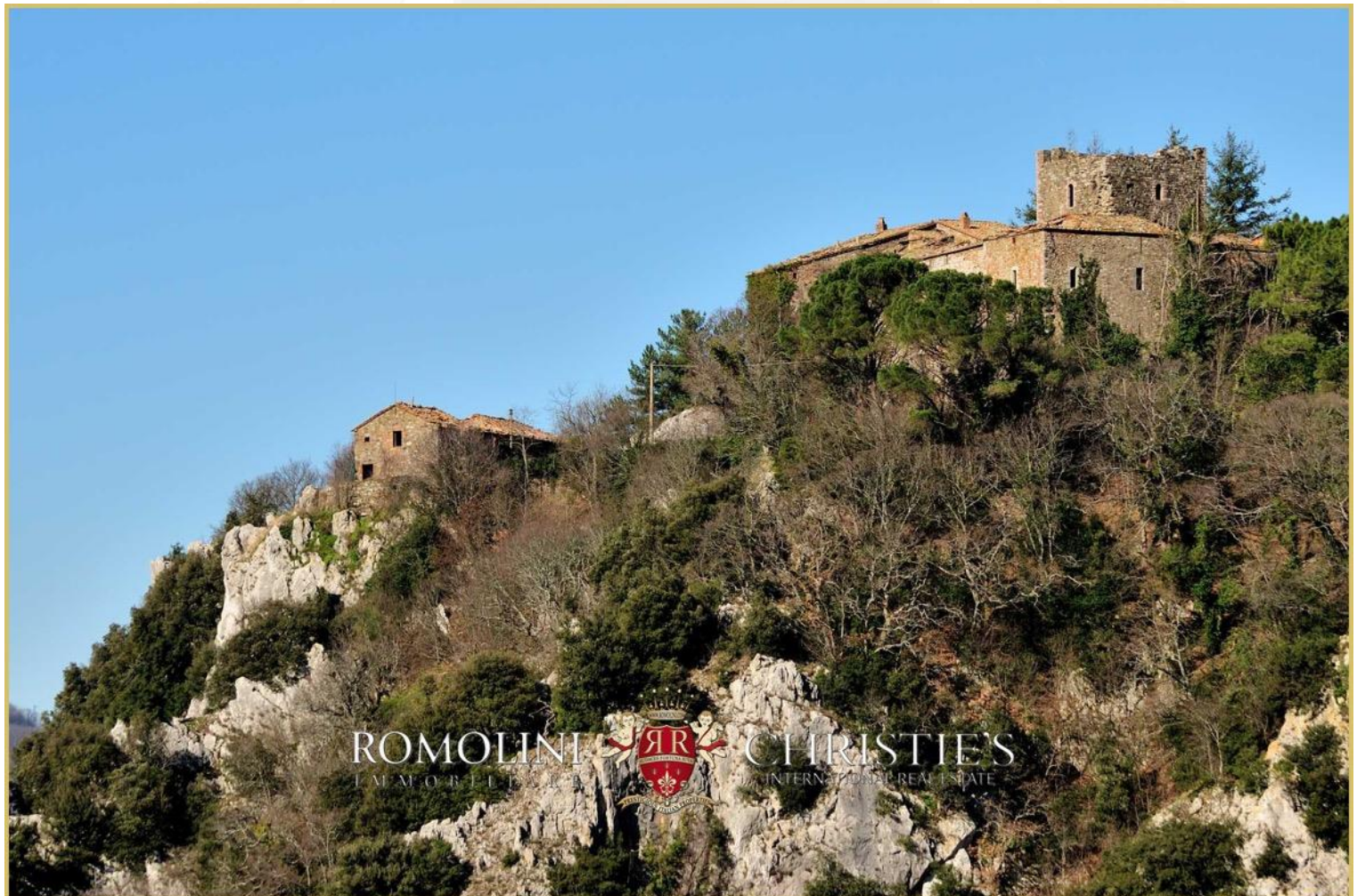
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