



ROMOLINI
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1925 – **RESORT VALDICHIANA**

LUXURY COUNTRY HOUSE WITH WELLNESS CENTER FOR SALE IN TUSCANY, SIENA

Torrita di Siena – Siena – Tuscany

www.romolini.co.uk/en/1925



Interiors
1,000 sqm

Bedrooms
9

Bathrooms
9

Garden
5,000 sqm

Swimming pool
14 x 7 m

In the Tuscan countryside, just outside a town, this resort is made up of a finely restored farmhouse (900 sqm) used for an accommodation business with 9 independent apartments. All around, a well-maintained 5,000-sqm garden houses the pool with spa and a gazebo for events with 40 seats.

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SUMMARY OF THE PROPERTY

REFERENCE #: 1925 – RESORT VALDICHIANA

TYPE: resort with restored farmhouse, spa and park

CONDITIONS: restored (2011)

LOCATION: hilly, panoramic

MUNICIPALITY: Torrita di Siena

PROVINCE: Siena

REGION: Tuscany

INTERIORS: 1.000 square meters (10,760 square feet)

TOTAL ROOMS: 20

BEDROOMS: 9

BATHROOMS: 9

MAIN FEATURES: masonry walls, garden with irrigation system, gazebo for events, Infinity swimming pool with solarium and Spa, building plot, terracotta floors, wooden beams

LAND: 5,000 square meters (1.2 acres)

GARDEN: yes, well-maintained

ANNEXES: gazebo for events

ACCESS: excellent

SWIMMING POOL: 14 x 7 m (infinity)

ELECTRICITY: already connected

WATER SUPPLY: mains water + Artesian well

TELEPHONE: already connected

ADSL: yes

GAS: municipal network

HEATING SYSTEM: fan coils + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Torrita di Siena (11km; 15'), Castiglion Fiorentino (18km; 20'), Montepulciano (21km; 25'), Cortona (23km; 25'), Pienza (28km; 40'), Arezzo (42km; 35'), Montalcino (46km; 50'), Siena (51km; 45'), Orvieto (77km; 55'), Florence (105km; 1h 20')

CLOSEST AIRPORTS

Perugia San Francesco (66km; 50'), Firenze Vespucci (117km; 1h 15'), Pisa Galilei (177km; 2h), Bologna Marconi (198km; 2h 10'), Roma Ciampino (199km; 2h 10'), Roma Fiumicino (214km; 2h)



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RESORT VALDICHIANA

In the Tuscan countryside, just outside a town, this **resort** is made up of a finely restored **farmhouse** (900 sqm) used for an **accommodation business** with 9 independent apartments. All around, a well-maintained 5,000-sqm garden houses the pool with spa and a **gazebo** for events with 40 seats.

The town offers all the necessary services (supermarkets, banks, post offices, pharmacies) and can be reached in less than five minutes by car. From here, one can then move throughout the many historic cities of **Tuscany** (Torrita di Siena, Castiglion Fiorentino, Montepulciano, Cortona, Pienza, Montalcino, Siena and Florence) that can be reached in less than an hour, also thanks to the A1 highway junction nearby.

For shopping-lovers the *Valdichiana Outlet Village* is located a short distance from the property and can be reached by car in less than ten minutes.

The closest airport is Perugia (66km; 50') but for international flights the suggested terminals are Pisa (177km; 2h), Bologna (198km; 2h 10') and Rome (200km; 2h).

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (900 sqm – 9,684 sqft, 9 bedrooms and 9 bathrooms), probably dating back to the late Middle Ages/Renaissance, has been entirely restored in 2011 following anti-seismic criteria and using biocompatible that also grant excellent energetic performances (energy class B). The building was also reworked to accommodate an accommodation business with nine apartments.

Detached from the farmhouse, right next to the pool, an ample **gazebo** (100 sqm – 1,076 sqft) has been built and is currently used for events (with 40 seats in total).

EXTERIORS

The **garden** surrounding the buildings (roughly 5,000 sqm) is equipped with an irrigation system and accommodates, other than a few secular olive trees, the beautiful **14 x 7 m Infinity swimming pool** with solarium and outdoor Spa (5 seats). The basin is equipped with led lighting, salt sterilization, sand filtering and heating system.

Ample aprons (circa 1,500 sqm – 16,140 sqft) offer a convenient space for guests' cars.

USE AND POTENTIAL USES

The farmhouse has been recently restored and, during this works, permissions were obtained to expand the buildings and part of these volumes was used to build the gazebo in the garden. The remaining cubic meters (roughly 900) can be exploited to increase the number of bedrooms or built other structures for events.

What's more, part of the 6 hectares is registered as a building plot where up to 1,300 sqm of buildings can be realized.



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