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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2362 – **VILLA DEL GRANDUCA**

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RESTORED VILLA, BOUTIQUE HOTEL FOR SALE IN SIENA, TUSCANY

Sinalunga – Siena – Tuscany



Interiors 901 m ²	Bedrooms 6 (up to 14)	Bathrooms 8 (up to 14)
Total land 2.3 ha	Swimming pool 14 × 7 m	Olive grove 100 trees

On the edge of a town in the Sienese countryside, not far from Montepulciano and Torrita di Siena, restored villa with boutique hotel. The property (approx. 900 m²) consists of several buildings: the villa has already been renovated and houses a restaurant and 6 bedrooms, while the annexes to be renovated could bring the total number of bedrooms to 14. The 3,600-m² garden includes a 14 × 7 m pool, while 2.0 ha of agricultural land allows for the planting of a vineyard.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2362 – VILLA DEL GRANDUCA

TYPE: *leopoldina*, boutique hotel

CONDITIONS: restored (2009)

LOCATION: hilly, panoramic and close to a town

ACCESS: excellent, paved road

INTERIORS: 901 square meters (9,694 square feet)

TOTAL ROOMS: 42

BEDROOMS: 6 (up to 14)

BATHROOMS: 8 (up to 16)

ANNEXES: several buildings to be restored

MAIN FEATURES: brick walls, loggia, vaulted ceilings, wooden beams with terracotta tiles, original terracotta floors, fireplaces, restaurant, outbuildings to be restored, garden, gravel parking lot, automated gates, swimming pool, agricultural land

TOTAL LAND: 2.3 hectares (5.7 acres)

OLIVE GROVE: 100 trees

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 7 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas + heat pump

HEATING SYSTEM: air conditioning + radiators

CLOSEST CITIES AND TOWNS

Closest services (400m; 2'), Torrita di Siena (8km; 10'), Foiano della Chiana (11km; 15'), Sinalunga (12km; 15'), Montepulciano (17km; 20'), Cortona (21km; 25'), Castiglion Fiorentino (28km; 30'), Cetona (43km; 40'), Arezzo (44km, 40'), Montalcino (45km; 50'), Siena (59km; 50'), Monteriggioni (78km; 1h), Florence (98km; 1h 10'), San Gimignano (101km; 1h 25')

CLOSEST AIRPORTS

Perugia San Francesco (71km; 1h), Firenze A. Vespucci (118km; 1h 20'), Grosseto C. Baccarini (128km; 1h 30'), Pisa G. Galilei (179km; 2h), Bologna G. Marconi (200km; 2h 5'), Roma Ciampino (201km; 2h 5'), Roma Fiumicino (215km, 2h 10')

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VILLA DEL GRANDUCA

On the edge of a town in the Sienese countryside, not far from **Montepulciano** and **Torrita di Siena**, restored **villa** with **boutique hotel**. The property (approx. 900 m²) consists of several buildings: the villa has already been renovated and houses a **restaurant** and 6 bedrooms, while the annexes to be renovated could bring the total number of bedrooms to 14. The **3,600-m² garden** includes a **14 × 7 m pool**, while **2.0 ha of agricultural land** allows for the planting of a vineyard. The property is in an extremely convenient location, with services only a few hundred meters away and the **A1 motorway** junction less than a kilometer away. From here one can easily reach cities such as Florence, Siena, Cortona, Arezzo and San Gimignano in just over an hour.

DESCRIPTION OF THE BUILDINGS

The **Leopoldina** (403 m² – 4,336 ft², 6 bedrooms and 8 bathrooms) is a masonry building in the typical style of the Sienese countryside. Renovated in 2009, the villa retains all of its salient features, including the beautiful vaulted ceilings on the ground floor and the wooden beams on the upper floors. The external staircase reaches directly the first floor, covering a glazed loggia below. The ground floor of the building is entirely used as a restaurant, with two generous and bright halls (seating about 40 PAX), guest bathrooms, and a large professional kitchen with a changing room/bathroom area for employees. A large terrace paved in terracotta tiles outside allows the restaurant's capacity to be increased in summer.

The external staircase leads to the upper floor: upon entering, one finds oneself in a spacious central hall that disengages five rooms, all very spacious and with private bathrooms. The four rooms on the short sides of the building also have a spacious roof loft. From the central hall, an internal staircase leads up from the first floor to the panoramic dovecote where a double bedroom with bathroom and garden view has been created.

Underground, at the rear of the villa and reached by a staircase from the forecourt, are the **technical rooms** (64 m² – 688 ft²) housing the control rooms for the property's systems.

The old **tobacco barn** (294 m² – 3,163 ft², up to 6 bedrooms and 6 bathrooms) is a large brick building on the right side of the *leopoldina*. Currently registered as a warehouse and agricultural storage on three levels, the structure is in need of complete renovation (including a complete re-roofing) but could be converted into a guesthouse with four independent apartments.

The **pigsty** (72 m² – 775 ft², up to 2 bedrooms and 2 bathrooms), to the left of the villa, is currently used as storage and tool shed and would need structural work. By renovating the building and installing the appropriate facilities, a charming guesthouse could be created.

The **former shed** (42 m² – 452 ft²) is recognizable by the remaining perimeter walls: here too, the building could be completely demolished and rebuilt, but would still be used for agricultural purposes. A **second shed** (26 m² – 280 ft²) existed next to the tobacconist's shop: the volume of the building remains available for reconstruction if interested.

EXTERIORS

The villa is surrounded by approximately **3,200 m² of well-kept garden**, dotted with flowers and decorative plants that make the property colorful and cozy, especially in summer. Behind the villa and slightly downhill on the opposite side are two convenient parking areas for guests.

Approximately 25 m from the *leopoldina* is the **14 × 7 m swimming pool** with stone solarium, surrounded by hedges that shield it from view. At the edge of the pool, various shady pergolas can be used for relaxing on hot summer days or for outdoor breakfasts and/or dinners.

Leaving the garden, the property has a further **2.0 hectares (4.9 acres) of agricultural land**, mainly arable land on a gentle hillside, on which vines could easily be planted if interested in producing a small quantity of wine for private use.







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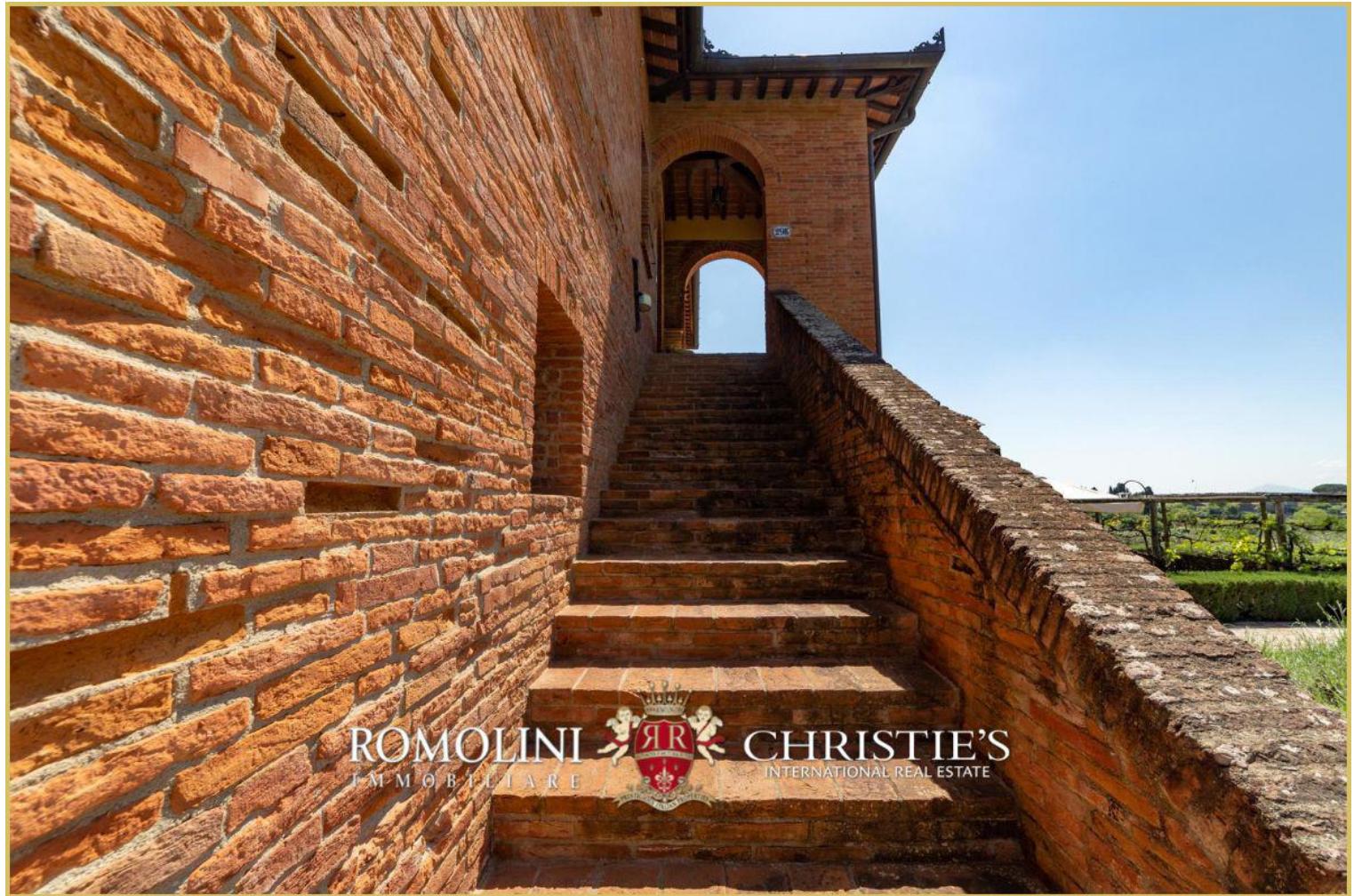
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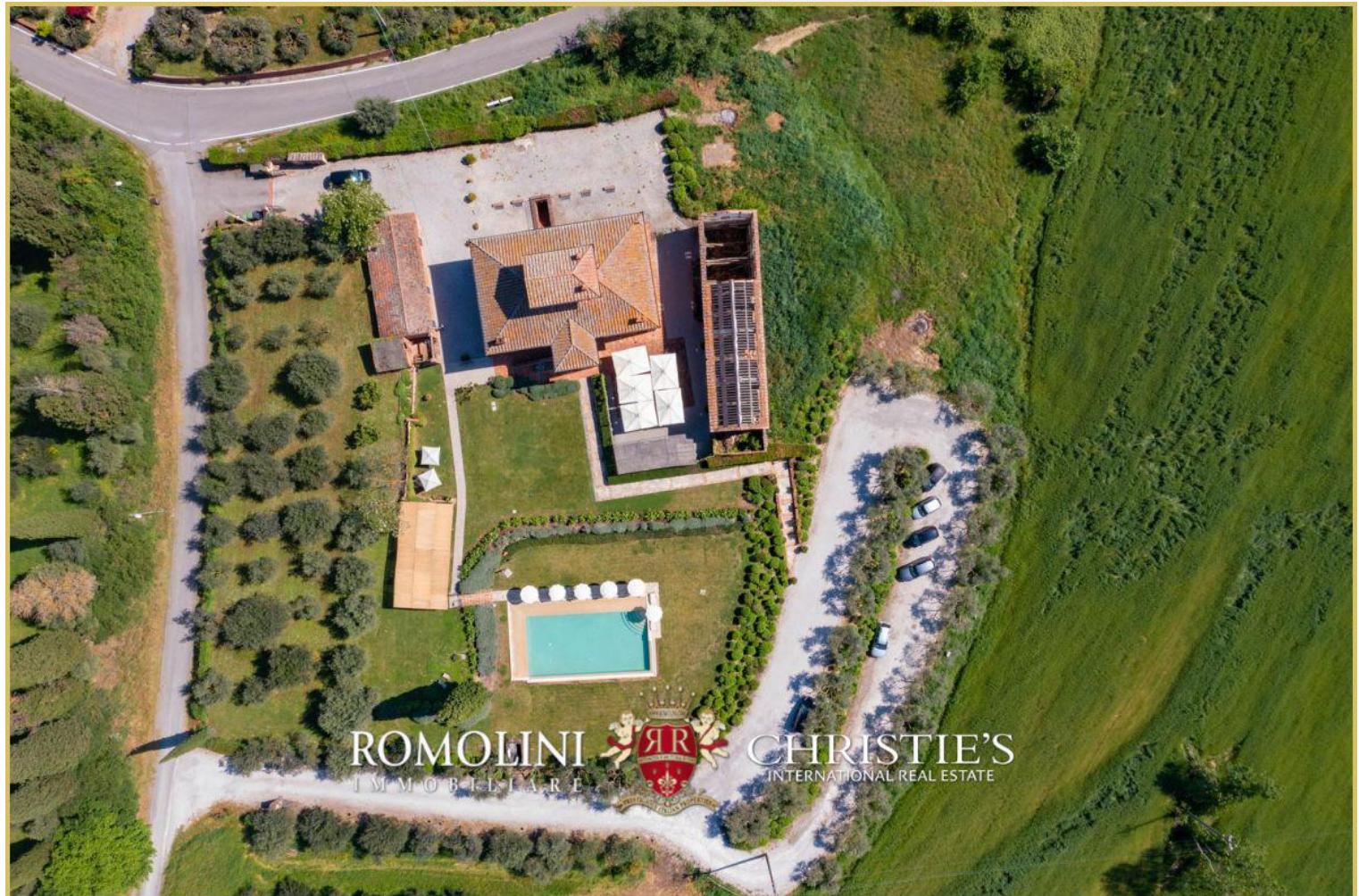
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