



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2419 – **BORGO PANTHEON**

[www.romolini.co.uk/en/2419](http://www.romolini.co.uk/en/2419)

## RESTORED HAMLET, BOUTIQUE HOTEL FOR SALE IN SINALUNGA, TUSCANY

Sinalunga – Siena – Tuscany

**VIEW ON OUR WEBSITE**



**Interiors**  
1,296 sqm

**Bedrooms**  
26

**Bathrooms**  
24

**Swimming pool**  
12 x 6 m | 24 x 6 m

**Total land**  
18.0 ha

**Olive grove**  
~ 50 trees

On the hills of Valdichiana, between Sinalunga and Lucignano, restored rural hamlet currently used as a holiday home. The property (over 1,200 sqm in total) has, ten apartments, an elegant manor house (26 bedrooms in total) and a lush garden with two swimming pools available for guests. The 18.0 hectares of land surrounding the buildings include large portions of arable land (8.4 ha) and a small olive grove with 50 trees.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2419 – BORGO PANTHEON

**TYPE:** rural hamlet, Agriturismo

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (1 km)

**INTERIORS:** 1,296 square meters (13,944 square feet)

**TOTAL ROOMS:** 40

**BEDROOMS:** 26

**BATHROOMS:** 24

**ANNEXES:** several residential and agricultural buildings

**MAIN FEATURES:** stone and brick walls, handmade terracotta flooring, vaulted ceilings, original fireplaces, wooden beams, original oven, ample windows, loggias and porches, paved terraces, park, olive trees, swimming pools

**TOTAL LAND:** 18.0 hectares (44.5 acres)

**OLIVE GROVE:** ~ 50 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m | 24 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Closest amenities (3km; 5'), Lucignano (5km; 10'), Sinalunga (10km; 15'), Foiano della Chiana (13km; 15'), Rapolano Terme (16km; 15'), Montepulciano (26km; 30'), Arezzo (31km; 35'), Pienza (32km; 40'), Cortona (35km; 35'), Castiglione del Lago (40km; 35'), Siena (42km; 40'), Montalcino (46km; 50'), Perugia (70km; 55'), San Gimignano (84km; 1h 15'), Orvieto (86km; 1h), Florence (94km; 1h 25')

## CLOSEST AIRPORTS

Perugia San Francesco (79km; 1h), Firenze A. Vespucci (111km; 1h 15'), Grosseto C. Baccarini (117km; 1h 30'), Pisa G. Galilei (171km; 1h 55'), Bologna G. Marconi (192km; 2h 5'), Roma Ciampino (208km; 2h), Roma Fiumicino (221km; 2h 10')



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## BORGO PANTHEON

On the hills of **Valdichiana**, between **Sinalunga** and **Lucignano**, restored **rural hamlet** currently used as a **holiday home**. The property (over 1,200 sqm in total) has, **ten apartments**, an elegant **manor house** (26 bedrooms in total) and a lush garden with two swimming pools available for guests. The **18.0 hectares of land** surrounding the buildings include large portions of arable land (8.4 ha) and a **small olive grove** with 50 trees.



The nearby village offers basic amenities (3km; 5'), and the quaint medieval town of **Lucignano** (recently listed among the most beautiful in Italy) is just a 10' drive from the property. The proximity to the junction of the **A1 highway** (13km) is a major advantage as it allows to reach the most famous cities of **Tuscany** and **Umbria** in just over an hour.

## DESCRIPTION OF THE BUILDINGS

The **manorial villa** (282 sqm – 3,034 sqft, 5 bedrooms and 6 bathrooms) is an old country building laid over three floors and fully renovated. On the ground floor, the loggia gives access to an elegant and spacious central dining room. From here one passes on one side to the kitchen and service bathroom, while on the opposite side to the first bedroom with en-suite bathroom. The internal staircase leads to the first floor where one reaches an elegant central hall that leads in turn to three bedrooms with en-suite bathrooms. Also from the living room, a staircase leads up to the turret where a panoramic master bedroom with en-suite bathroom has been created.



The **guesthouse Vertumnus** (70 sqm, 2 bedrooms and 2 bathrooms), a continuation of the villa, houses a two-story guest apartment. On the lower level is the living area with kitchen and a bedroom with bathroom, while on the upper level is the second bedroom also with en-suite bathroom.

A **storage room** (81 sqm – 872 sqft) on two floors is located in front of the villa, just beyond the courtyard, and could be easily converted into a lovely additional guest house.



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**Agriturismo B** (563 sqm – 6,057 sqft, 13 bedrooms and 11 bathrooms) is divided into six independent apartments spread over the building's two floors:

- **Apt. Zeus** (116 sqm – 1,248 sqft): dining room with kitchen, living room, two bedrooms and two bathrooms;
- **Apt. Eos** (101 sqm – 1,087 sqft): living room, dining room with kitchen, two bedrooms and two bathrooms;
- **Apt. Poseidon** (48 sqm – 516 sqft): living room with kitchen, bedroom and bathroom;
- **Apt. Hera** (123 sqm – 1,323 sqft): living room, kitchen, three bedrooms and two bathrooms;
- **Apt. Artemis** (90 sqm – 968 sqft): large living room with kitchen, three bedrooms and two bathrooms;
- **Apt. Athena** (85 sqm – 915 sqft): living room, kitchen, two bedrooms and two bathrooms.



Opposite the Agriturismo, **farmhouse C** (179 sqm – 1,926 sqft, 4 bedrooms and 3 bathrooms) is divided into two apartments:

- **Apt. Ares** (123 sqm – 1,323 sqft): living room, dining room with kitchen, three bedrooms and two bathrooms;
- **Apt. Aphrodite** (56 sqm – 603 sqft): living room with kitchen, bedroom and bathroom.

**Farmhouse D** (87 sqm – 936 sqft, 2 bedrooms and 2 bathrooms) is laid over two floors and houses **apt. Harmonia** (68 sqm – 732 sqft) on the ground floor consisting of a living room, dining room with kitchen, two bedrooms and two bathrooms. The basement is used as a common kitchen.



Completing the property are **two agricultural warehouses** (34 sqm – 366 sqft in total) located not far from the farmhouse and used as storage for agricultural and pool equipment.

## HISTORY, STATE AND FINISHES

The property originally belonged to a renowned Montepulciano family and consisted of the manor



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house and several farm buildings (those that now make up the Agriturismo). The villa dates from **1760** and is a classic example of a *Leopoldina* built of local stone and brick at the time of the great land reclamation ordered by Grand Duke Leopold II of Tuscany.



The owners purchased the entire property in 2000, and the buildings were, at the time, little more than ruins, completely without roofs and with evident structural problems. In 2004, major restoration work began on the estate: over the course of five years, all the buildings were renovated and restored to their original appearance, taking great care not to distort the original charm of the structures. Stones, bricks and tiles are all salvaged elements, while terracotta tiles handcrafted by Orvieto artisans were used for the floors.

## EXTERIORS

The property, in its entirety, covers about **18.0 hectares (44.5 acres)** lying in the **Valdichiana** hills between the provinces of Arezzo and Siena.



The buildings are surrounded by a lush **10,000-sqm park** bordered by hedges, stone walls and



paved driveways. The hamlet has **two swimming pools**: the first one, **12 x 6 m** is for the exclusive use of the villa, while the larger one (**24 x 6 m**) is shared by the Agriturismo apartments and is located in the middle of a stone-paved terrace a short distance from the building.

The remaining area is covered instead by **arable land** (8.4 ha), very suitable if new crops were to be planted, and **woods** (8.0 ha). A small **olive grove** (just over 6,000 sqm with 50 trees) allows the production of oil for private use.

### MAP OF THE PROPERTY





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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta, 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)