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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2423 – **BORGO MONTAGNOLA**

www.romolini.co.uk/en/2423

RESTORED RURAL HAMLET WITH POOL FOR SALE IN CASOLE D'ELSA, TUSCANY

Casole d'Elsa – Siena – Tuscany

VIEW ON OUR WEBSITE



Interiors
785 sqm

Bedrooms
19

Bathrooms
19

Total land
1.6 ha

Swimming pool
16 x 8 m

Olive grove
60 trees

In Val d'Elsa, in the heart of the Sienese countryside, small restored rural hamlet with swimming pool. The property consists of three farmhouses (over 700 sqm) and is divided into nine independent apartments that are currently rented out with good results. The garden surrounding the buildings houses a 16 x 8 m swimming pool, an olive grove with 60 plants and a convenient private parking area.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2423 – BORGO MONTAGNOLA

TYPE: rural hamlet, Agriturismo

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (250 m)

INTERIORS: 785 square meters (8,445 square feet)

TOTAL ROOMS: 36

BEDROOMS: 19

BATHROOMS: 19

ANNEXES: pool house

MAIN FEATURES: stone walls, original terracotta floors, vaulted ceilings, wooden beams, original fireplaces, brick arches, paved courtyard, garden, olive trees, swimming pool, terracotta solarium, pergola

TOTAL LAND: 1.6 hectares (3.9 acres)

OLIVE GROVE: 60 trees

GARDEN: yes, well maintained

SWIMMING POOL: 16 x 8 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest amenities (5km; 5'), Casole d'Elsa (13km; 15'), Siena (26km; 35'), San Gimignano (32km; 40'), Volterra (36km; 45'), Castellina in Chianti (37km; 40'), Gaiole in Chianti (61km; 1h), Montalcino (68km; 1h 10'), Florence (74km; 1h 10'), Pienza (81km; 1h 25'), Montepulciano (88km; 1h 15'), Piombino (93km; 1h 30'), Pisa (118km; 1h 45'), Perugia (133km; 1h 45'), Lucca (142km; 1h 45')

CLOSEST AIRPORTS

Grosseto C. Baccarini (77km; 1h 5'), Firenze A. Vespucci (81km; 1h 5'), Pisa G. Galilei (115km; 1h 35'), Perugia San Francesco (142km; 1h 45'), Bologna G. Marconi (163km; 1h 50'), Roma Fiumicino (245km; 2h 50'), Roma Ciampino (270km; 2h 50')



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In **Val d'Elsa**, in the heart of the **Sienese countryside**, small restored **rural hamlet** with swimming pool. The property consists of three farmhouses (over 700 sqm) and is divided into nine independent apartments that are currently rented out with good results. The garden surrounding the buildings houses a **16 x 8 m swimming pool**, an **olive grove with 60 plants** and a convenient private parking area.

Basic services are available in the nearby village (5 km; 5') while **Casole d'Elsa** is about 15' drive from the property. The location of the property is, however, very convenient and close to most of the art cities of **Tuscany** (Siena, San Gimignano, Volterra, Montalcino, Florence...) that can be reached in little more than an hour.

DESCRIPTION OF THE BUILDINGS

The property consists of three independent farmhouses, all divided into apartments. The buildings have been restored while maintaining the salient features of the buildings unaltered. The farmhouses thus boast their original appearance with exposed stone walls, old terracotta floors and wooden beams that give the rooms a unique rustic charm.

Farmhouse N°1 (367 sqm – 3,949 sqft, 10 bedrooms and 8 bathrooms) is structured on two floors and houses three apartments:

- **Apt. A** (77 sqm – 828 sqft): living/dining room, kitchen, two bedrooms and two bathrooms;
- **Apt. B** (92 sqm – 990 sqft): living room, kitchen with dining area, three bedrooms and two bathrooms;
- **Apt. C** (93 sqm – 1,001 sqft): living room, kitchen with dining area, two bedrooms and two bathrooms;
- **Apt. D** (105 sqm – 1,130 sqft): living/dining room, kitchen, three bedrooms and two bathrooms.

Farmhouse N°2 (116 sqm – 1,248 sqft, 3 bedrooms and 3 bathrooms) is also laid over two floors and houses, in addition to the two apartments (the smaller of which is inhabited by the owners), a small reception area for guests on the ground floor.

- **Apt. E** (77 sqm – 828 sqft): living/dining room, kitchen, two bedrooms and two bathrooms;
- **Apt. F** (33 sqm – 355 sqft): living room with kitchen, bedroom and bathroom.

Farmhouse N°3 (211 sqm – 2,269 sqft, 6 bedrooms and 6 bathrooms) is on two floors and houses three apartments:

- **Apt. G** (77 sqm – 828 sqft): living/dining room, kitchenette, two bedrooms and two bathrooms;
- **Apt. H** (65 sqm – 699 sqft): living/dining room, kitchenette, two bedrooms and two bathrooms;
- **Apt. J** (69 sqm – 742 sqft): living/dining room, kitchenette, two bedrooms and two bathrooms.

A short distance from the houses is the **pool house** (91 sqm – 979 sqft, 2 bathrooms) where there are two spaces that could be used as a changing room with shower and gym for the guests.

EXTERIORS

The farmhouses are surrounded by **1.6 hectares (3.9 acres) of land** largely covered by a park with dry-stone walls, a paved courtyard between the buildings, and an **olive grove with 60 trees** that produce a small quantity of oil for private use.

Right in front of the building is the **16 x 8 m swimming pool**, surrounded by a terracotta-paved sunbathing area.

At the entrance to the property, a short driveway leads to a convenient gravel **parking area** with a canopy where guests can park their cars in peace.



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