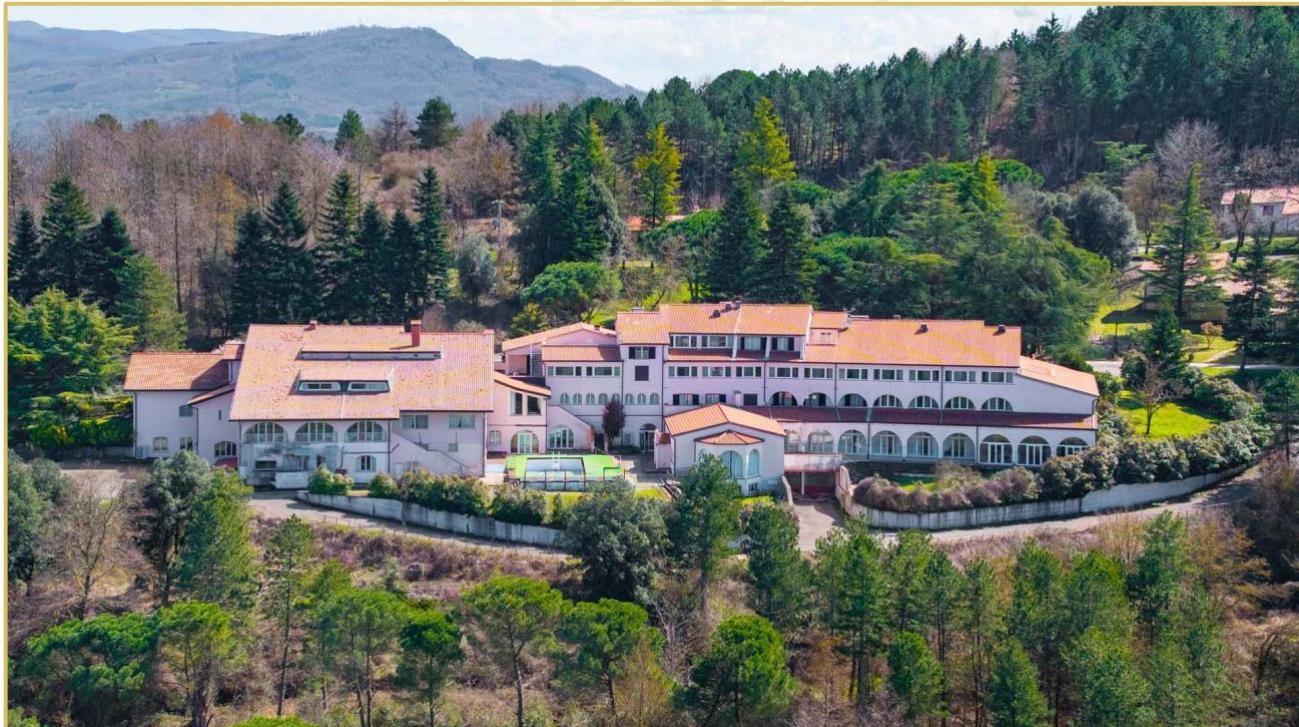


Ref. 2510 – **RESORT DELLE TERME**www.romolini.co.uk/en/2510

TUSCAN RESORT WITH THERMAL SPRING FOR SALE BETWEEN VAL D'ORCIA AND MAREMMA

Arcidosso – Grosseto – Tuscany**VIEW ON OUR WEBSITE****Interiors**
7,500 sqm**Bedrooms**
108**Bathrooms**
115**Total land**
23.1 ha**Swimming pool**
50 x 25 m | 12 x 6 m

In the hills between Val d'Orcia and Maremma, in a very scenic location, resort with hot spring for sale. The property (over 7,500 sqm) includes 108 guest bedrooms, wellness center, restaurant, Olympic-size swimming pool and horse stables, and is surrounded by more than 40,000 sqm of wooded parkland with relaxation areas. All around, further 18.4 ha of land are covered mostly with trees, ensuring shady areas in which to relax in summer.

SUMMARY OF THE PROPERTY

REFERENCE #: 2510 – RESORT DELLE TERME

TYPE: resort

CONDITIONS: good

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 7,500 square meters (80,700 square feet)

TOTAL ROOMS: 130

BEDROOMS: 108

BATHROOMS: 115

ANNEXES: horse stable, residential buildings

MAIN FEATURES: scenic view, hot spring water, restaurant, riding stables with paddock and stables, spa, Olympic swimming pool to be renovated, basketball/soccer court, park, guest parking

EXTERIORS: 23.1 hectares (57.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m | 50 x 25 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: LPG (energy class E)

HEATING SYSTEM: fan coils + radiators

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Abbadia San Salvatore (19km; 25'), Castiglione d'Orcia (24km; 35'), Bagni San Filippo (28km; 40'), Saturnia (33km; 45'), Montalcino (37km; 40'), Pienza (44km; 55'), Montepulciano (54km; 1h 10'), Grosseto (60km; 55'), Orvieto (67km; 1h 20'), Castiglion del Lago (75km; 1h 30'), Siena (81km; 1h 15'), Cortona (85km; 1h 45'), Monteriggioni (96km; 1h 25'), Perugia (102km; 2h), Gaiole in Chianti (108km; 1h 40'), Florence (155km; 2h 10')

CLOSEST AIRPORTS

Grosseto C. Baccarini (60km; 55'), Perugia San Francesco (111km; 2h), Firenze A. Vespucci (165km; 2h 20'), Roma Fiumicino (175km; 2h 30'), Roma Ciampino (199km; 2h 40'), Pisa G. Galilei (207km; 2h 15'), Bologna G. Marconi (246km; 3h)

RESPRT DELLE TERME

In the hills between **Val d'Orcia** and **Maremma**, in a very scenic location, **resort with hot spring** for sale. The property (over 7,500 sqm) includes 108 guest bedrooms, **wellness center**, restaurant, **Olympic-size swimming pool** and **horse stables**, and is surrounded by more than **40,000 sqm of wooded parkland** with relaxation areas. All around, further **18.4 ha of land** are covered mostly with trees, ensuring shady areas in which to relax in summer.

Basic services are available in the nearby medieval village (less than 5' drive), and most of **Tuscany**'s best-known towns can be reached in less than two hours by car (Castiglione d'Orcia, Bagni San Filippo, Saturnia, Montalcino, Pienza, Montepulciano, Siena...). Florence, on the other hand, is about 150 km from the property.

DESCRIPTION OF THE BUILDINGS

The property consists of several buildings, mostly used to accommodate guests.

The heart of the estate is the actual **resort** (4,200 sqm – 45,192 sqft), a large building on several floors that includes the common areas, an **underground parking lot** with twenty parking spaces, the large restaurant and about 65 rooms, all with private bathrooms. A large **wellness center** with a whirlpool, sauna, emotional shower and Turkish bath was then built in the basement. An **above-ground 12 x 6 m swimming pool** with an artificial grass sunbathing area was built at the back of the building.

Immediately beyond the driveway are then **three residential buildings** (2,505 sqm – 26,954 sqft), entirely reserved for guest accommodation with a total of 43 bedrooms with private bathrooms and common areas.

Slightly downstream, below the resort, is then a **50 x 25 m Olympic-size swimming pool**, currently disused and equipped with **locker rooms and a lounge bar** (565 sqm – 6,079 sqft). Both the pool and the building are in need of major renovation.

Not far from the resort is then the **horse stables** (120 sqm – 1,291 sqft) with stables and paddocks, ideal for rides in the countryside and guided tours.

The property also features a **technical room** (110 sqm – 1,184 sqft) for the electrical systems of the buildings.

EXTERIORS

The resort is surrounded by a **wooded park of about 47,000 sqm** that runs around the buildings and then slopes down the slope to the Olympic-size swimming pool in need of renovation. The back of the resort is surrounded by a hedge that provides privacy and confidentiality for guests. Not far from the buildings there is also a synthetic basketball court (convertible for soccer and/or tennis) with a surface to be reclaimed and renovated.

Moving away from the buildings, the property continues for about **18.4 hectares (45.5 acres)** with meadows, arable land and wooded areas. Part of the arable land, located in a flat area, has been used for the construction of the riding school facilities (stables and paddock).

A short distance from the main body is a **spring of thermal water**, a very characteristic feature of the area.



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



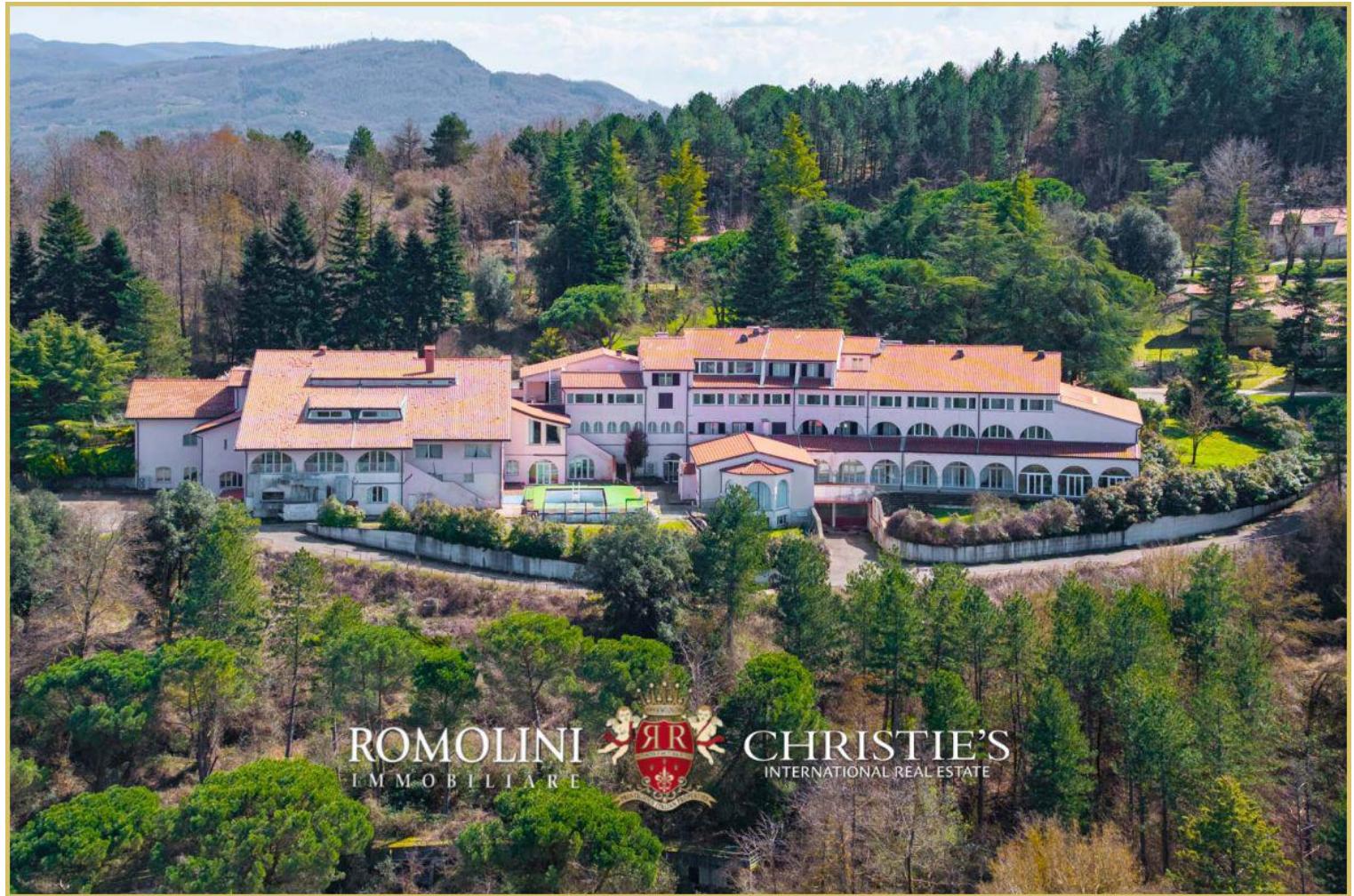
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



















ROMOLINI
IMMOBILIARE



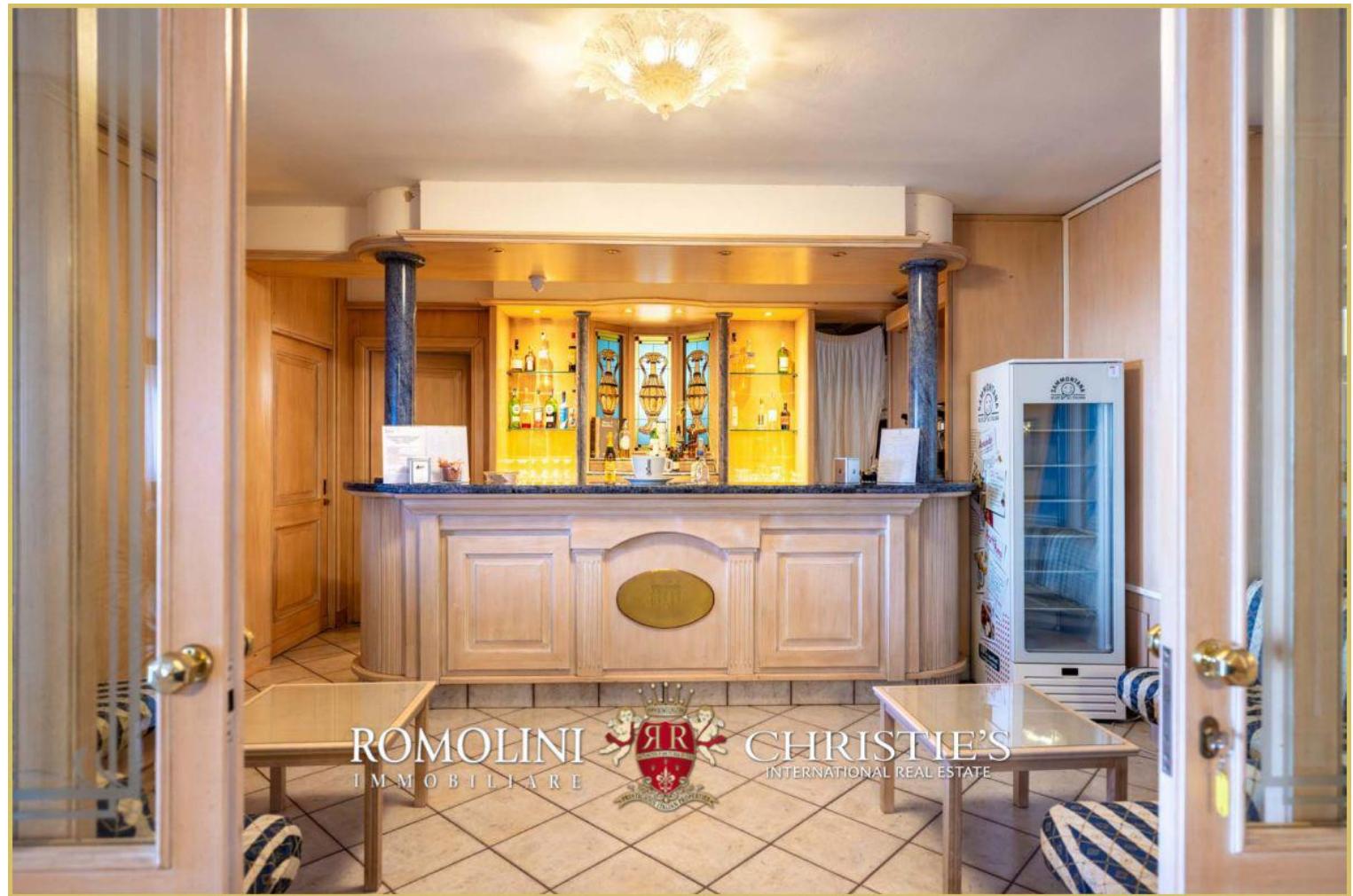
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

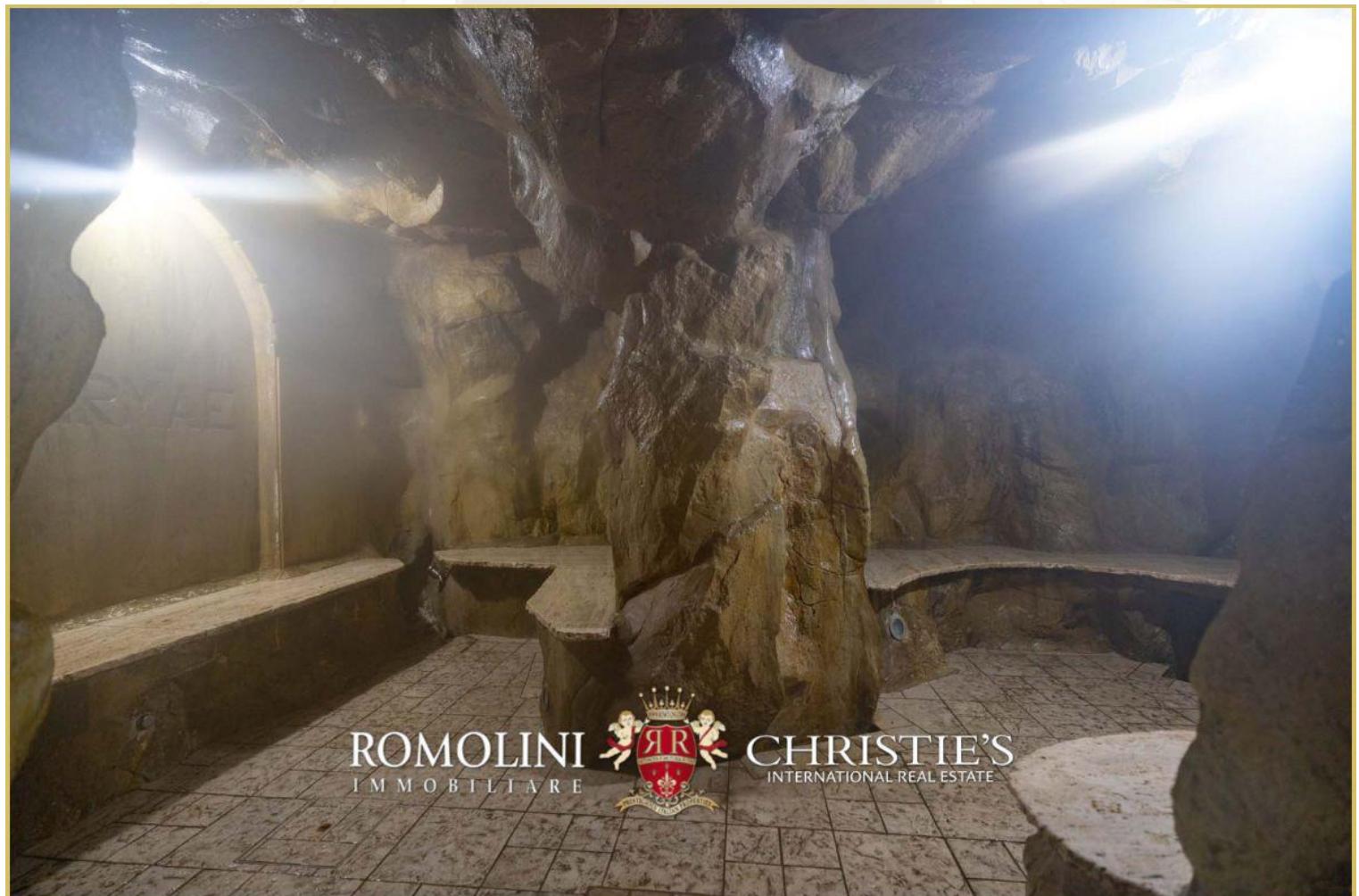


ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISITE OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com