

Ref. 2544 – **VILLA DEL CERAMISTA**www.romolini.co.uk/en/2544

PERIOD VILLA WITH NATURAL SPRING FOR SALE BETWEEN VAL D'ORCIA AND MAREMMA

Grosseto – Grosseto – Tuscany**VIEW ON OUR WEBSITE****Interiors**
830 sqm**Bedrooms**
7+**Bathrooms**
9+**Park**
22,500 sqm

In a panoramic position on the hills between Val d'Orcia and Monte Amiata, historic villa with park for sale. The complex (over 800 sqm) includes several buildings: the main villa, heart of the property, is fully restored and preserves the original finishes; the other buildings need renovation works instead and could be used to create several guest annexes. The 22,500-sqm park surrounds the building.

SUMMARY OF THE PROPERTY

REFERENCE #: 2544 – VILLA DEL CERAMISTA

TYPE: period villa

CONDITIONS: partially restored

LOCATION: hilly, panoramic, in the outskirts of a small town

ACCESS: excellent, paved road

INTERIORS: 830 square meters (8,931 square feet)

TOTAL ROOMS: 16

BEDROOMS: 7+

BATHROOMS: 9+

ANNEXES: guesthouse, storages

MAIN FEATURES: stone and brick walls, terracotta and graniglia floors, vaulted ceilings, manorial chapel, wooden beams, paved terrace, buildings to be restored, stone basins, natural spring

EXTERIORS: 22,500 square meters (5.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

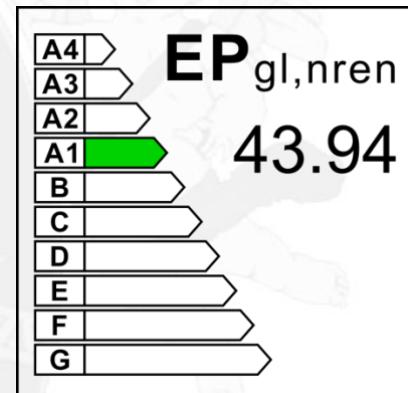
WATER SUPPLY: mains water + natural spring

TELEPHONE: to be connected

ADSL: yes

GAS: no, tele-heating

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Closest services (100m; 2'), 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)

VILLA DEL CERAMISTA

In a panoramic position on the hills between **Val d'Orcia** and **Monte Amiata**, **historic villa** with park for sale. The complex (over 800 sqm) includes several buildings: the main villa, heart of the property, is fully restored and preserves the original finishes; the other buildings need renovation works instead and could be used to create several guest annexes. The **22,500-sqm park** surrounds the building.

The property is located on the edge of a small and characteristic medieval town (awarded with the Orange Flag of the Italian Touring Club) that can offer all basic services, reachable even on foot (less than 100 m). The proximity to thermal areas such as **Bagni di San Filippo** and **Saturnia** and the beauty of the surrounding places make this villa a property suitable for residential use but also interesting for a tourist accommodation project.

DESCRIPTION OF THE BUILDINGS

The **main villa** (450 sqm – 4,842 sqft, 6 bedrooms and 7 bathrooms), built on the site of an early medieval parish church, is on two levels. On the ground floor there is a large kitchen, living room, office space with courtyard, bathroom, storage room, laundry room and cellar. On the first floor, on the other hand, is the sleeping area with three spacious bedrooms, two of which have terraces, three bathrooms and a private office. The second floor is connected to the ground floor by an internal staircase but also has convenient direct access from the area designated for parking and located on the north side of the building.

A portion of the ground floor of the villa, on the other hand, constitutes an **independent unit** (about 110 sqm – 1,184 sqft) consisting of three bedrooms, three bathrooms and a large kitchen from which it is accessed through an exclusive corner of the garden. Currently this portion of the villa is used as the janitor's residence.

On the west side of the villa, a small projecting body houses the **aristocratic chapel** (30 sqm – 323 sqft) of the property, entirely renovated and with all the original finishes well maintained. Also on the west side is a very **convenient porch** with a scenic fountain for *al fresco* dining.

To the south of the villa, where the land begins to slope towards the valley, is a **guesthouse** (110 sqm – 1,184 sqft, 1 bedroom and 2 bathroom) composed of kitchen, living room, bedroom and two bathrooms, as well as a small storage room with independent access from the outside.

Descending further down the valley, about 50 m from the villa, the property features **three rustic buildings** (270 sqm – 2,905 sqft) to be renovated and potentially converted into small guest annexes.

Noteworthy is the availability of district heating with exploitation of geothermal energy to minimize heating costs.

EXTERIORS

The villa is set in a **private park of about 22,500 square meters (5.5 acres)** and is located at the highest point of the land so that it has a beautiful view of the surrounding countryside.

On the property there is a rich spring of water that fed a laboratory of which two stone basins remain today, a larger rectangular one and a smaller circular one. Originally the basins were connected to a water supply system which drew water from the nearby *Fossatello dei Freti* (a water stream belonging to the church) which draws its origin precisely from the spring.

The presence of this system is traditionally even associated with the workshop of **Andrea Della Robbia**, a renowned Tuscan sculptor and ceramist of the 15th century who brought the technique of glazed terracotta, characterized in his case by the combination of the colors white and blue, to its maximum diffusion.



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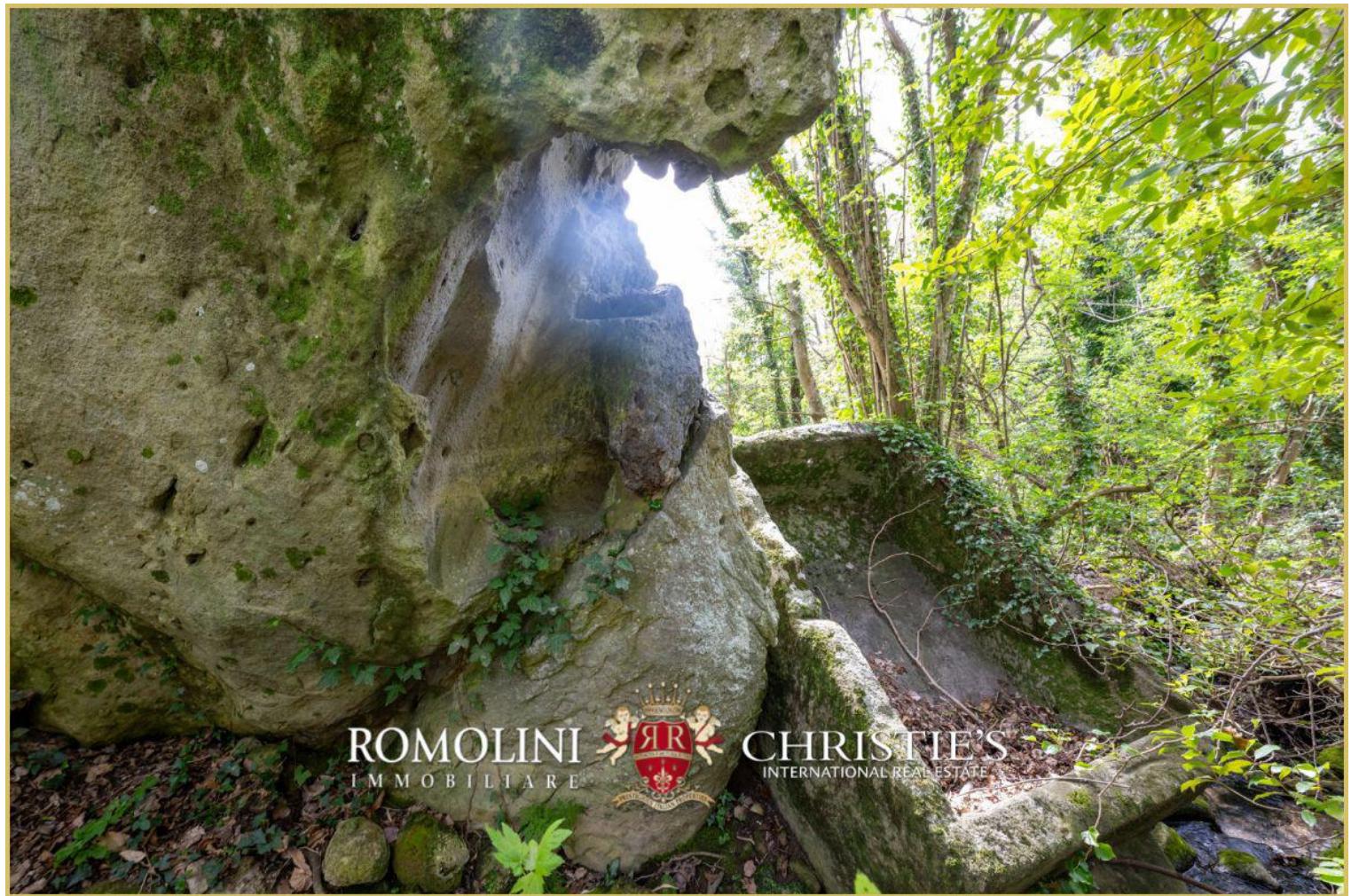


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