

Ref. 2619 – **VILLA CRETE SENESI**www.romolini.co.uk/en/2619

RESTORED LUXURY COUNTRY HOUSE FOR SALE IN ASCIANO, VALDORCIA, TUSCANY

Asciano – Siena – Tuscany**VIEW ON OUR WEBSITE****Interiors**
723 sqm**Bedrooms**
12**Bathrooms**
14**Swimming pool**
15 x 6 m**Total land**
2.2 ha**Olive grove**
250 trees

In the hills between Crete Senesi and Valdorcia, not far from the most renowned centers of Tuscany, luxury villa with swimming pool for sale. The property consists of a large rustic farmhouse (615 sqm) divided into five apartments intended largely for guest accommodation (12 rooms total). Around the villa stretches 2.2 hectares of land with olive grove (250 trees) and private pond.

SUMMARY OF THE PROPERTY

REFERENCE #: 2619 – VILLA CRETE SENESI

TYPE: rustic villa

CONDITIONS: restored, luxury finishes

LOCATION: hilly, panoramic

ACCESS: unpaved road (2 km)

INTERIORS: 723 square meters (7,779 square feet)

TOTAL ROOMS: 24

BEDROOMS: 12

BATHROOMS: 14

ANNEXES: guesthouse, pool house

MAIN FEATURES: stone and brick walls, stone and wooden floors, original fireplaces, huge brick arches, courtyard, porches, wooden beams, guest apartments, garden, underground garage, swimming pool, olive trees, private pond, grave parking yard

EXTERIORS: 2.2 hectares (5.4 acres)

OLIVE GROVE: 250 trees

GARDEN: yes, well maintained

SWIMMING POOL: 15 x 6 m

ELECTRICITY: already connected

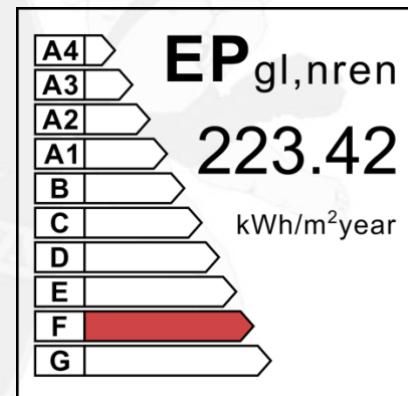
WATER SUPPLY: private well + pond for irrigation

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: under the floor + air conditioning



CLOSEST CITIES AND TOWNS

Town with services (6km; 20'), Asciano (11km; 15'), Trequanda (14km; 20'), Pienza (23km; 35'), Montalcino (30km; 40'), Siena (36km; 50'), Cortona (45km; 50'), Tuoro sul Trasimeno (48km; 45'), Passignano sul Trasimeno (51km; 45'), Perugia (80km; 1h 5'), San Gimignano (84km; 1h 30'), Volterra (90km; 1h 40'), Orvieto (95km; 1h 15'), Florence (114km; 1h 30'), Follonica (127km; 1h 50'), Punta Ala (128km; 2h 5')

CLOSEST AIRPORTS

Perugia San Francesco (88km; 1h 10'), Grosseto C. Baccarini (101km; 1h 35'), Firenze A. Vespucci (134km; 1h 30'), Pisa G. Galilei (195km; 2h 15'), Bologna G. Marconi (215km; 2h 20'), Roma Ciampino (217km; 2h 30'), Roma Fiumicino (231km; 2h 20')

VILLA CRETE SENESI

In the hills between **Crete Senesi** and **Valdorcia**, not far from the most renowned centers of **Tuscany**, **luxury villa** with swimming pool for sale. The property consists of a **large rustic farmhouse** (615 sqm) divided into five apartments intended largely for guest accommodation (12 rooms total). Around the villa stretches **2.2 ha of land** with **250 olive trees** and **private pond**. The property is in a very private location but not far from a small town with all basic services (6km; 20'). The best-known towns of Valdorcia, such as **Asciano**, **Pienza** and **Montalcino** are all reachable in just over half an hour, as is Siena.

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **farmhouse** (485 sqm – 5,218 sqft, 9 bedrooms and 10 bathrooms) is a typical rural building of the Sienese countryside, located between Crete Senesi and Valdorcia. The rustic appearance has been enhanced on the outside, while internally the finishes are contemporary while respecting the original materials. The design has been taken care of by the owner thanks to her great experience as an architect and interior designer. The house is divided into four units, all independent:

- **Owner's apartment** (320 sqm): living room, dining room with exclusive covered courtyard, kitchen, library, service bathroom, laundry room and four bedrooms with bathrooms;
- **Apt. A** (53 sqm): living room with kitchenette and two bedrooms with en-suite bathroom;
- **Apt. B** (53 sqm): living room with kitchenette and two bedrooms with en-suite bathroom;
- **Apt. C** (27 sqm): studio apartment with bathroom.

The **guesthouse** (130 sqm – 1,399 sqft, 3 bedrooms and 3 bathrooms) can be seen as a continuation of the farmhouse, although it is completely independent with access from the courtyard of the complex. From the courtyard of the complex there is access to a spacious living room with a loft, connected on one side to the kitchen with its small exclusive covered courtyard. Also from the living room you then have access to the three bedrooms, all with en-suite bathrooms.

A **small storage room** (8 sqm – 86 sqft), located a few meters from the farmhouse, provides shelter for tools and utensils used for processing.

A short distance from the farmhouse is the **15 x 6 m panoramic swimming pool** with terracotta and grass solarium. Next to the pool a **pool house** (100 sqm – 1,076 sqft, 1 bathroom) on two floors completes the property: on the upper floor, overlooking the pool, there is a summer kitchen with dining room and service bathroom, while in the basement, with access from a ramp, there is a convenient **garage**.

EXTERIOR

The villa, set atop a small hill, is surrounded by **5,200 square meters of garden**, dotted with shade plants, flower beds and flowers that give the property beautiful colors in spring. Near the entrance there is also a convenient **gravel parking lot** (1,200 sqm) where guests can leave their cars (in addition to the underground garage used by the owners).

On the northeastern side, the property has about **250 olive trees** (about 1.2 ha) that allow to produce an excellent Tuscan extra virgin olive oil (up to 300 kg in the best seasons). Small plots of arable land (just over 3,000 sqm) complete the property.

A **private pond**, located just across the road, allows water to be always available to irrigate the garden and the olive trees in the drier seasons.



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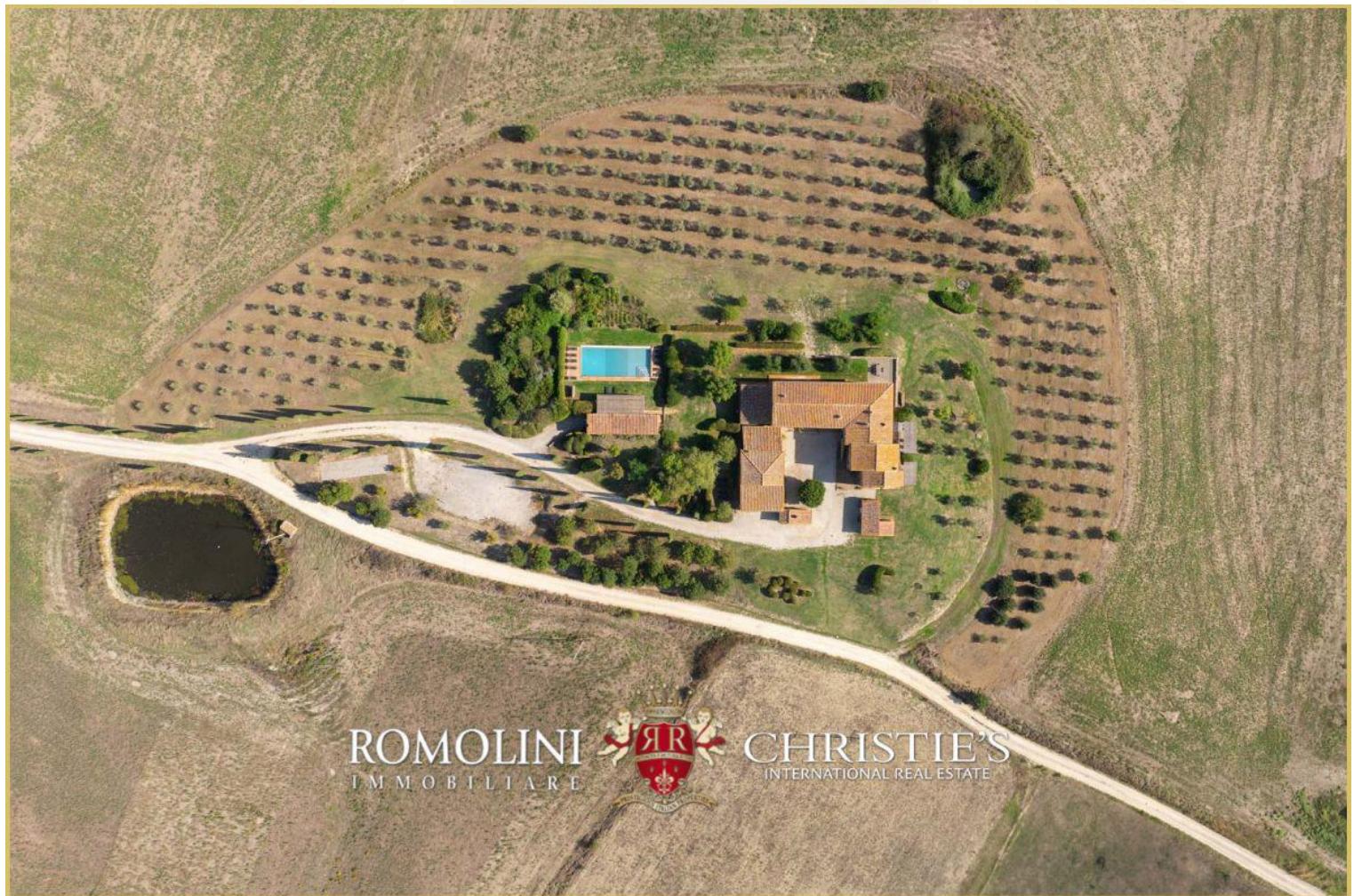




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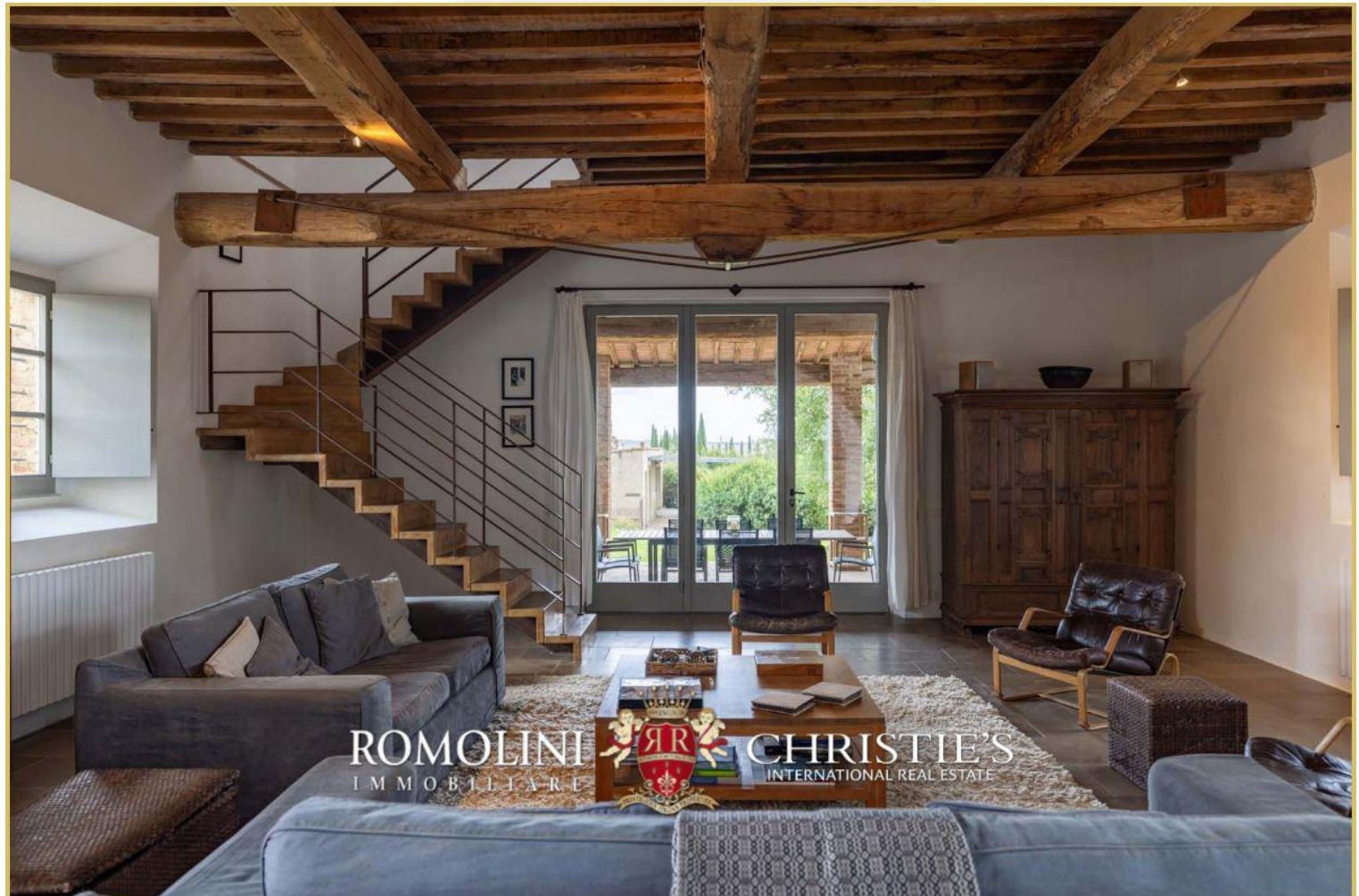




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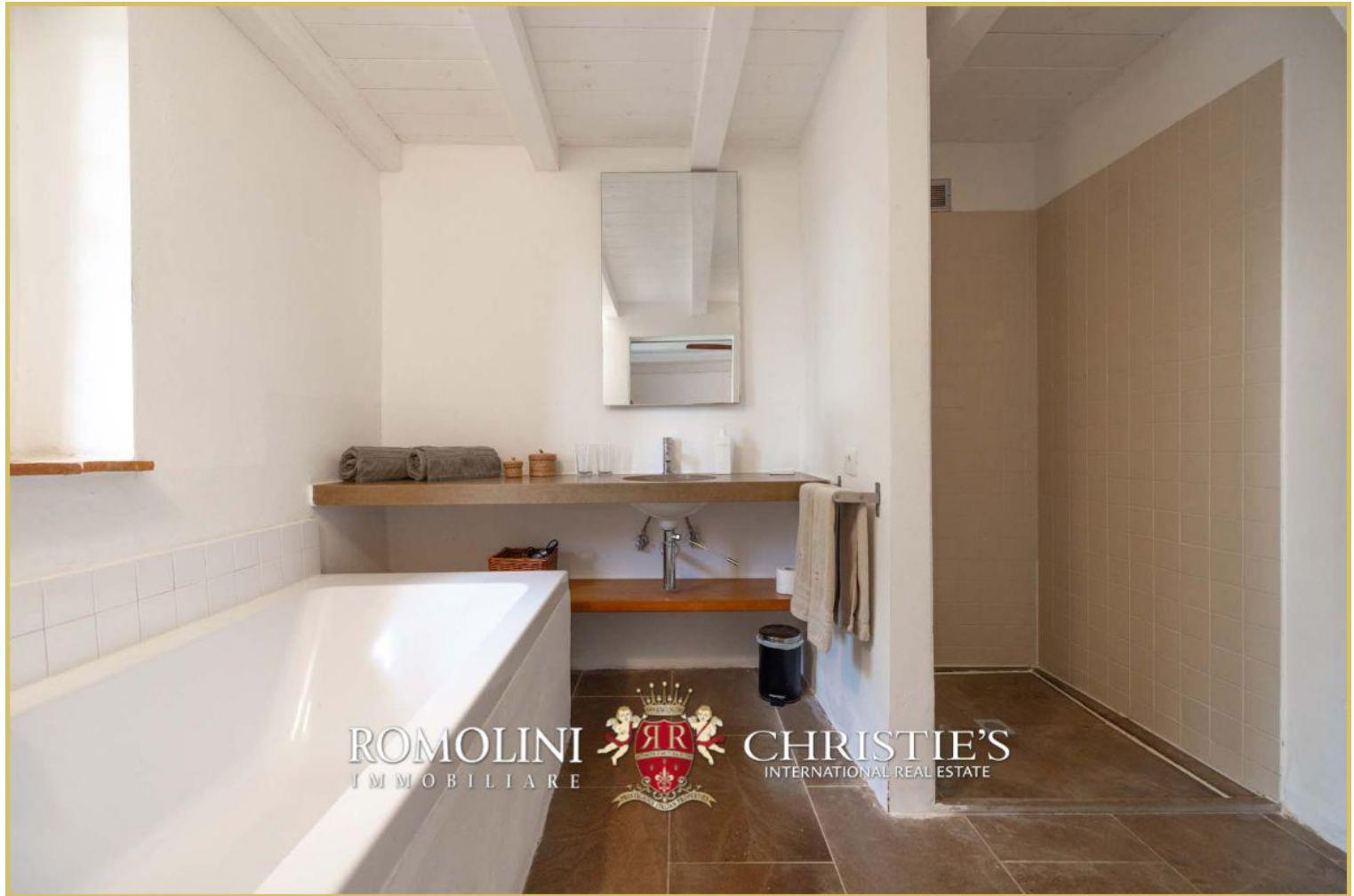
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