

COUNTRY HOUSE WITH POOL FOR SALE ALONG A RIVER IN TUSCANY, SIENA

Siena – Siena – Tuscany



Interiors
805 m²

Bedrooms
11

Bathrooms
9

Total land
4.3 ha

Swimming pool
12 × 5 m

Just outside the medieval village of Monteroni d'Arbia and a few kilometers from Siena, farmhouse with outbuilding and agricultural land for sale. The property (over 800 m² in total) is currently used as an accommodation business and offers its guests a total of 11 Tuscan-style bedrooms. The garden surrounding the villa houses the 12 × 5 m swimming pool while the agricultural land is managed with organic methods and is suitable for planting some vines.

SUMMARY OF THE PROPERTY

REFERENCE #: 2637 – CASOLARE VALDARBIA

TYPE: rural country house

CONDITIONS: habitable (restored in 2002)

LOCATION: open and sunny, close to a river

ACCESS: excellent, unpaved road (120 m)

INTERIORS: 805 square meters (8,661 square feet)

TOTAL ROOMS: 18

BEDROOMS: 11

BATHROOMS: 9

ANNEXES: guesthouse, recreation area

MAIN FEATURES: stone and brick walls, brick arches, wooden beams, terracotta floors, original fireplace, recreation area with oven and BBQ, heated swimming pool, photovoltaic system, irrigation system, alarm, charging station for electric vehicles

EXTERIORS: 4.3 hectares (10.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 5 m

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 320.79 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (700m; 2'), Siena (16km; 25'), Montalcino (26km; 30'), Monteriggioni (33km; 40'), Castellina in Chianti (38km; 45'), Pienza (39km; 45'), Gaiole in Chianti (41km; 45'), Montepulciano (52km; 1h), Montevarchi (56km; 1h), Castiglion Fiorentino (63km; 1h 10'), Volterra (67km; 1h 15'), Florence (88km; 1h 25'), Talamone (101km; 1h 30'), Follonica (113km; 1h 35')

CLOSEST AIRPORTS

Grosseto C. Baccarini (74km; 1h 15'), Firenze A. Vespucci (98km; 1h 20'), Perugia San Francesco (106km; 1h 30'), Pisa G. Galilei (131km; 1h 55'), Bologna G. Marconi (180km; 2h 10'), Roma Ciampino (234km; 2h 35'), Roma Fiumicino (248km; 2h 45')

CASOLARE VALDARBBIA

Just outside the medieval village of **Monteroni d'Arbia** and a few kilometers from **Siena**, **farmhouse** with outbuilding and agricultural land for sale. The property (over 800 m² in total) is currently used as an accommodation business and offers its guests a total of 11 Tuscan-style bedrooms. The garden surrounding the villa houses the **12 × 5 m swimming pool** while the agricultural land is managed with organic methods and is suitable for planting some vines.

The property is very conveniently located, with the center of Monteroni d'Arbia also within easy walking distance (less than a kilometer) and the city of **Siena** less than half an hour away by car. However, the central location in the heart of **Tuscany** makes it possible to reach most of the region's art cities in just over an hour (Montalcino, Monteriggioni, Pienza, Florence...). The Tuscan coast is also about an hour and a half away by car.

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **farmhouse** (540 m² – 5,810 ft², 9 bedrooms and 7 bathrooms), a stone building with a typical Tuscan appearance dating back to the mid-18th century, was renovated in 2002 while carefully maintaining the building's original charm. The building houses a large vaulted hall, ideal for group dinners or events, professional kitchen, nine bedrooms, seven bathrooms and laundry room.

In front of the farmhouse is a spacious **recreation area** (150 m² – 1,614 ft²), consisting of large room suitable for dinners and events, dressing room, technical rooms for the property and summer kitchen with oven and BBQ.

The **guesthouse** (115 m² – 1,237 ft², 2 bedrooms and 2 bathrooms) is located a short distance from the farmhouse and is a lovely stone building on two floors, originally used as a barn. On the ground floor there is a large living room with fireplace, the dining room with kitchenette, a small bedroom and two bathrooms. A spiral staircase goes up from the dining room to the loft (used as a second bedroom) with access to a small terrace.

The buildings are surrounded by a well-maintained **4,445-m² garden** with an irrigation system fed by the nearby stream. A short distance from the buildings is then the **12 × 5 m heated swimming pool**, surrounded by a terracotta solarium.

In front of the property, immediately across the road, the property also has a convenient **gravel parking area** (about 1,200 m²) with a shade canopy, excellent for guests who can then safely leave their cars. The property is also equipped with a charging station for electric vehicles.

EXTERIORS

In addition to the garden, the property has **3.7 hectares (10.6 acres) of farmland** that is currently used for organic chicory and spelt production. However, this land is very suitable for planting vines (which were actually present in the past).





ROMOLINI CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE







ROMOLINI  CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE





ROMOLINI  CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI  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  CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI
L'ARTO DELL'ARTE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
L'ARTO DELL'ARTE



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

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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

(+39) 0575 788 948

www.romolini.com

info@romolini.com