

Ref. 2686 – **CASTELLO MONTALCINO**[www.romolini.co.uk/en/2686](http://www.romolini.co.uk/en/2686)

## STUNNING MEDIEVAL CASTLE TO BE RESTORED FOR SALE IN MONTALCINO, VAL D'ORCIA

**Montalcino – Siena – Tuscany****VIEW ON OUR WEBSITE****Interiors**  
3,729 sqm**Bedrooms**  
25+**Bathrooms**  
25+**Total land**  
7,200 sqm**Period**  
15<sup>th</sup> – 19<sup>th</sup> century

In the heart of Valdorcia, in a panoramic position not far from the medieval town of Montalcino, imposing 15<sup>th</sup>-century castle to be renovated for sale. The property (over 3,600 sqm) is currently unused but has great potential for development both in the residential sense (luxury private home) and in the commercial sense for the creation of a luxury boutique hotel (up to 25 bedrooms with bathrooms). A private chapel is included in the complex.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2686 – CASTELLO MONTALCINO

**TYPE:** 15<sup>th</sup>-century castle

**CONDITIONS:** to be restored

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road

**INTERIORS:** 3,729 square meters (40,123 square feet)

**TOTAL ROOMS:** 40

**BEDROOMS:** 25+

**BATHROOMS:** 25+

**ANNEXES:** chapel, storage

**MAIN FEATURES:** brick walls, ramparts, vaulted ceilings, brick arches, historical cellars, *chemin-de-ronde*, wooden beams, terracotta flooring, 19<sup>th</sup>-century frescoes, original fireplaces, paved courtyard, manorial chapel, panoramic views of Valdorcia

**EXTERIORS:** 7,200 square meters (1.8 acres)

**GARDEN:** yes, to be recovered

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** to be connected

**WATER SUPPLY:** to be connected

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** to be connected

**HEATING SYSTEM:** to be installed

## CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), San Giovanni d'Asso (7km; 10'), Montalcino (12km; 15'), Buonconvento (15km; 25'), Asciano (20km; 25'), Pienza (24km; 30'), San Quirico d'Orcia (31km; 35'), Bagno Vignoni (37km; 45'), Montepulciano (38km; 40'), Siena (43km; 55'), Casole d'Elsa (77km; 1h 20'), San Gimignano (83km; 1h 30'), Certaldo (86km; 1h 25'), Volterra (101km; 2h), Florence (133km; 1h 55')

## CLOSEST AIRPORTS

Grosseto C. Baccarini (90km; 1h 30'), Firenze A. Vespucci (146km; 1h 45'), Pisa G. Galilei (207km; 2h 25'), Bologna G. Marconi (228km; 2h 40'), Roma Ciampino (229km; 2h 50'), Roma Fiumicino (243km; 2h 40')

## CASTELLO MONTALCINO

In the heart of **Valdorcia**, in a panoramic position not far from the medieval town of **Montalcino**, imposing **15<sup>th</sup>-century castle** to be renovated for sale. The property (over 3,600 sqm) is currently unused but has great potential for development both in the residential sense (luxury private home) and in the commercial sense for the creation of a **luxury boutique hotel** (up to 25 bedrooms with bathrooms). A **private chapel** is included in the complex.

The castle is about 3 km from a village that can offer basic services, while larger centers such as **San Giovanni d'Asso** and **Montalcino** are about 20 minutes away by car. The location of the property makes it possible to visit all the best-known centers of Valdorcia in less than half an hour (Pienza, Montepulciano, Bagno Vignoni, San Quirico...).

## DESCRIPTION OF THE BUILDINGS

The **castle** (3,631 sqm – 39,069 sqft) stands on the top of a small hill in Valdorcia, overlooking the Asso river that flows through the valley. The structure, made entirely of brick, has a typical 15<sup>th</sup>-century layout, later evolving into the classic “fortified farm” typical of the Sienese area, and is distinguished by imposing ramparts with a *chemin-de-ronde*. The dating to the 15<sup>th</sup> century is corroborated by an *allibramento* (a registration to calculate property taxes, called *libra*) of 1453 by one Pietro di Cristofano. The property is then visible in the *Catasto Leopoldino* (18<sup>th</sup> century).

The last substantial alteration to the structure was in the 19<sup>th</sup> century when the layout of the manorial quarters was revised, where traces of frescoes from the period can still be seen.

The plan is irregular but all the elements of the castle (keep, manorial quarters, servants' quarters, former olive mill, stables and cellars) face a large central paved rectangular courtyard.

Abandonment of the structure after World War II caused the entire building to fall into disrepair: the structure has several issues and heavy consolidation and restoration work on floors and roofs is needed to make the building habitable and usable. The building is protected by the *Soprintendenza delle Belle Arti* as an asset of significant historical interest, which means any work has to be preemptively approved by the authorities.

A **two-story warehouse** (35 sqm – 377 sqft) is located at the corner of the castle's outdoor terrace and was probably a watchtower in the past.

Outside the complex, just across the road that runs alongside the building, is a peculiar **manorial chapel** (53 sqm – 570 sqft), octagonal in plan and currently in need of renovation.

Completing the complex is an **electrical cabin** (10 sqm – 107 sqft) located along the road leading to the castle.

## EXTERIOR

The complex is surrounded by about **5,900 sqm (1.4 acres) of garden**, distributed on the large terrace surrounding the castle. From this elevated point there is a breathtaking view of the surrounding countryside, characterized by rolling hills and cultivated fields.

The portions on the edge of the property, on the other hand, are covered in trees (1,300 sqm).

## USE AND POTENTIAL USES

The property, given its large size and enviable location in the heart of one of the most fascinating and renowned areas of Tuscany, is perfect both as a prestigious private residence and as a starting point for a luxury accommodation business. The very charming and characteristic courtyard of the property, combined with the presence of a private chapel, also opens the door to use as a location for events (weddings, corporate meetings, celebrations...).











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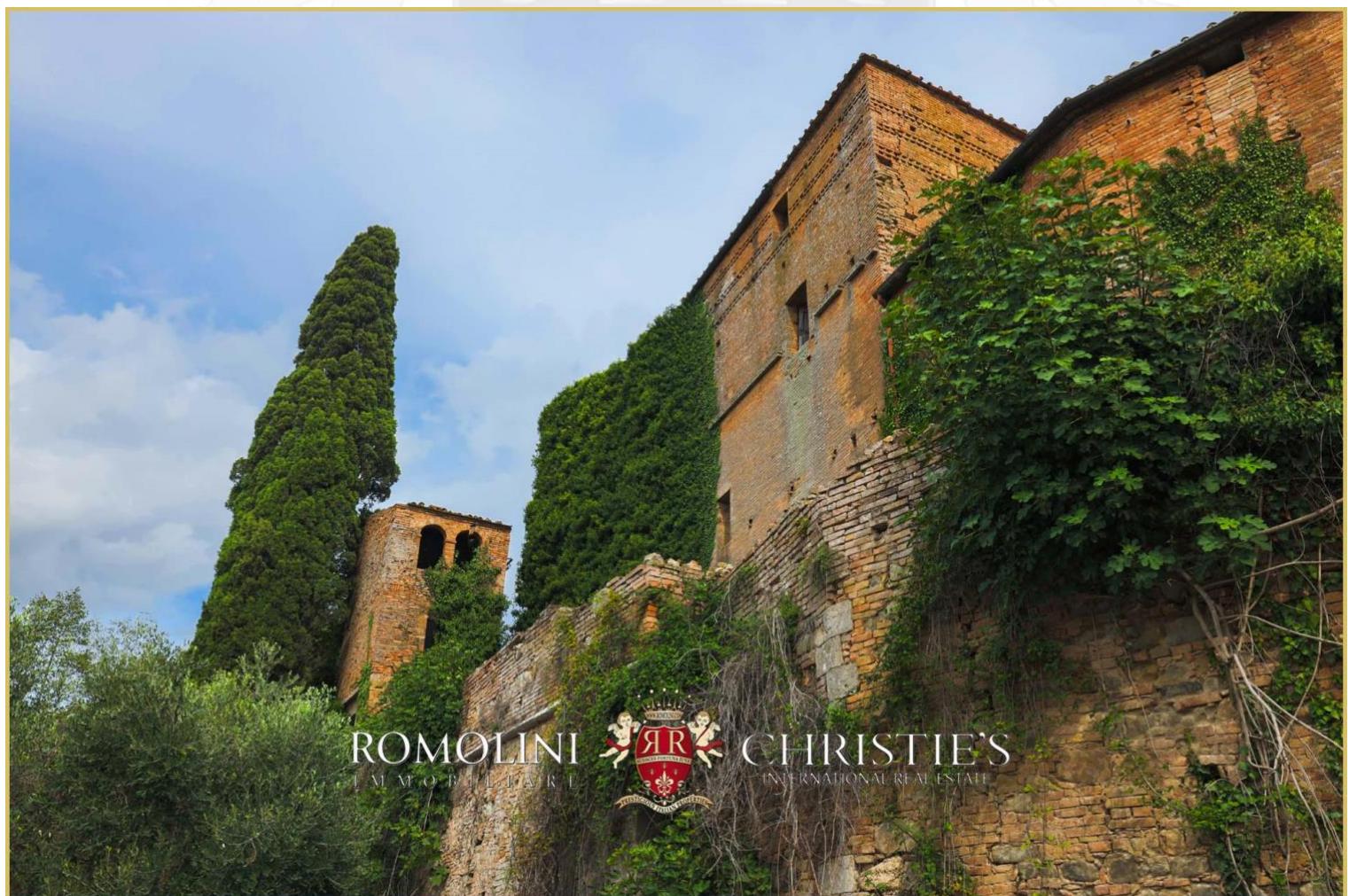
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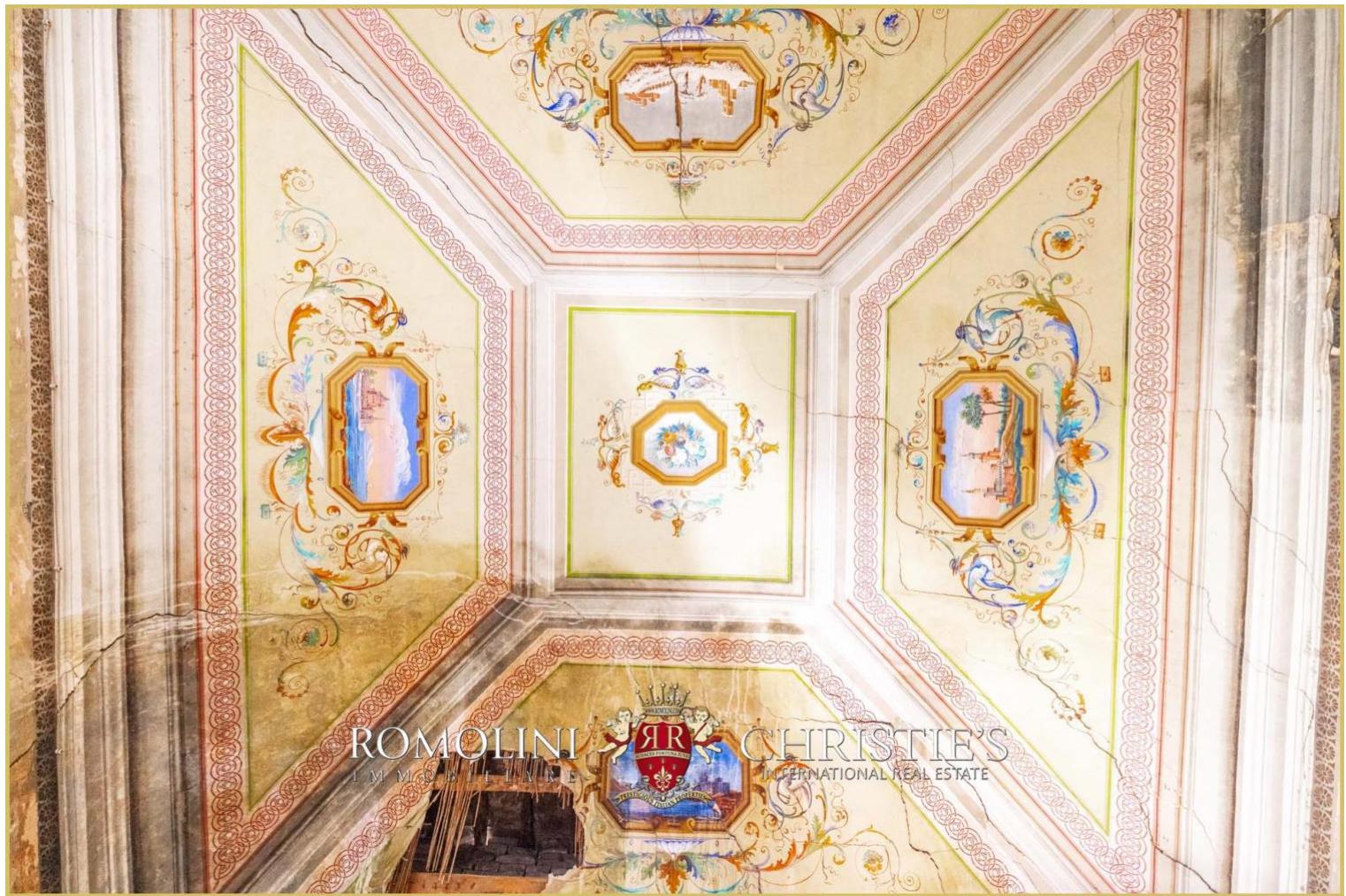


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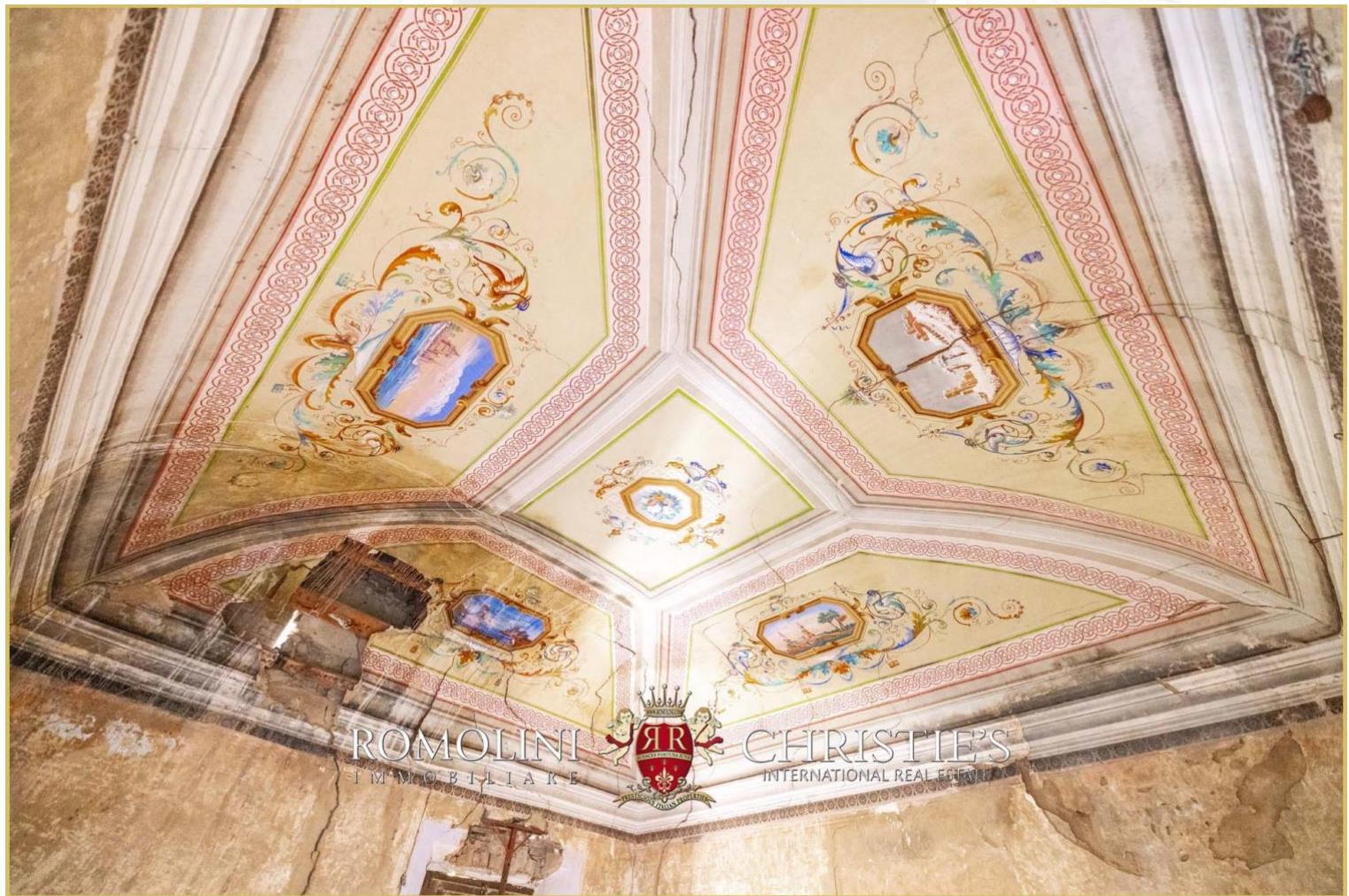
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