

Ref. 2723 – **CASTELLO DI RIPA D'ORCIA**

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STUNNING MEDIEVAL CASTLE FOR SALE IN A PANORAMIC POSITION IN VAL D'ORCIA

Castiglione d'Orcia – Siena – Tuscany



Interiors
4,123 m²

Bedrooms
37+

Bathrooms
21+

Total land
22.4 ha

Swimming pool
16 x 8 m

Set atop a hill in the Val d'Orcia, in an incredibly panoramic location, hamlet with medieval castle for sale. The property (over 4,100 m²) boasts numerous buildings that allow one to actually dive in what is for all intents and purposes a virtually unaltered medieval village. The buildings are in need of renovation but one could easily convert the complex into a luxury hotel with 37+ bedrooms.

SUMMARY OF THE PROPERTY

REFERENCE #: 2723 – CASTELLO DI RIPA D'ORCIA

TYPE: medieval castle

CONDITIONS: to be restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road

INTERIORS: 4,123 square meters (44,363 square feet)

TOTAL ROOMS: 95

BEDROOMS: 37+

BATHROOMS: 21+

ANNEXES: several buildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original fireplaces, crenellated walls, medieval tower, Italian garden, paved alleys, panoramic terraces, old armory, watermill to be restored, original wooden doors, swimming pool

EXTERIOR: 22.4 hectares (55.4 acres)

GARDEN: to be recovered

SWIMMING POOL: 10 × 5 m (to be restored)

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

San Quirico d'Orcia (5km; 10'), Bagno Vignoni (6km; 10'), Castiglione d'Orcia (10km; 20'), Pienza (15km; 25'), Monticchiello (18km; 30'), Montalcino (19km; 25'), Buonconvento (22km; 25'), Bagni di San Filippo (23km; 30'), Montepulciano (28km; 35'), Serre di Rapolano (44km; 55'), Siena (51km; 1h), Sorano (66km; 1h 15'), Firenze (137km; 2h)

CLOSEST AIRPORTS

Grosseto C. Baccarini (81km; 1h 20'), Firenze A. Vespucci (133km; 1h 55'), Pisa G. Galilei (166km; 2h 25'), Ancona R. Sanzio (210km; 2h 40'), Bologna G. Marconi (214km; 2h 45'), Roma Ciampino (207km; 2h 35'), Roma Fiumicino (221km; 2h 30')

CASTELLO DI RIPA D'ORCIA

Set atop a hill in the **Val d'Orcia**, in an incredibly panoramic location, **hamlet with medieval castle** for sale. The property (over 4,100 m²) boasts numerous buildings that allow one to actually dive in what is for all intents and purposes a virtually unaltered medieval village. The buildings are in need of renovation but one could easily convert the complex into a **luxury hotel with 37+ bedrooms**.

The property is in a very private and private location, right along the **Orcia River** with access via a dirt road, and is surrounded by woods that shield it from prying eyes. However, basic services are available in the two towns of **San Quirico d'Orcia** and **Bagno Vignoni** (both about 10' drive away). Larger centers such as Montalcino and Montepulciano are about 30' drive away.

DESCRIPTION OF THE CASTLE

The castle is enclosed by an imposing stone walls, whose crenellations are however a later addition from the late 19th century, when the castle was "restored" following the criteria of an idealized Middle Age that never actually existed.

Inside the walls, right next to the buildings described below, is a beautiful **Italian garden** landscaped onto two connected terraces. Also enclosed by the walls are the courtyards of the buildings and the characteristic alleys typical of medieval towns (totaling 5,444 m²).



Building A (273 m² – 2,937 ft²) houses several storage rooms in the basement and three apartments:

- **Apt. N°1:** living room with cooking corner, closets, two bedrooms and bathroom;
- **Apt. N°2:** living room with cooking corner, bedroom and bathroom;
- **Apt. N°3:** living room with cooking corner, bedroom and bathroom;

Building B (592 m² – 6,370 ft²) includes a restaurant with professional kitchen and bar on the lower level and a two-story apartment consisting of living room, kitchen, and five bedrooms with en-suite bathrooms.

Building C (255 m² – 2,744 ft²) was originally the priest's dwelling and is structured on three levels. The basement houses the old cellars, while the actual dwelling is located on the upper floors and consists of an eat-in kitchen, dining room, living room, reading room, four bedrooms, bathroom and storage room.

Building D (231 m² – 2,485 ft²) was previously used as a **multipurpose/event hall** for the guests.

Building E (449 m² – 4,831 ft²) includes the offices, two garages and a storage rooms on the lower floors and two guest apartments on the upper levels:

- **Apt. N°4:** living room with cooking corner, bedroom and bathroom;
- **Apt. N°5:** living room with fireplace, kitchen, two bedrooms and bathroom.

Building F (649 m² – 6,983 ft²) houses the old cellars, a storage room and the old blacksmith's workshop in the basement. The upper floors are then made up of four guest apartments:

- **Apt. N°6:** living room with dining area and cooking corner, two bedrooms and bathrooms (there are also two rooms currently walled up and in need of renovation);
- **Apt. N°7:** living room with dining area and cooking corner, two bedrooms (one of which with a terrace), studio and two bathrooms;
- **Apt. N°8:** living room with dining area, kitchen and exit onto the terrace, two bedrooms, studio and bathroom;
- **Apt. N°9:** living room, kitchen, bedroom and bathroom.

Building G (227 m² – 2,442 ft²) is the old carpenter's workshop and houses two ample storage rooms on the ground floor and an apartment on the upper floors:

- **Apt. N°10:** kitchen with fireplace, living room, closets, three bedrooms and bathroom.

Building H (75 m² – 807 m²) is an old storage room with the **corner tower** of the castle at the end (all in need of renovation). The **building I** (76 m² – 818 ft²) is an old two-story barn, no longer used and in need of renovation. **Building J** (24 m² – 258 ft²) accommodates the dressing room and a bathroom servicing the **10 × 5 m swimming pool** of the castle.

Building K (102 m² – 1,098 ft²) is the **old church** of the castle (still consecrated), featuring a single nave with a sacristy and a chapel. The building needs a conservative work to preserve its finishes, while the roof is old and would benefit from a replacement.

Building L (864 m² – 9,297 ft²) is the actual castle, arranged on four floors plus a magnificent panoramic roof terrace with views of the Val d'Orcia all around. On the ground floor are the kitchen with pantry, the reception hall and a private side lounge, as well as several technical rooms. Going up to the first floor one is greeted by another living room connected to a bedroom, while on the second and third floors are the library and the sleeping area with eight bedrooms and three bathrooms.

Building M (306 m² – 3,292 ft²) is the southeastern wing of the castle, laid over three floors, and include the old wine cellar on the ground floor, a cinema room on the first floor and the old armory of the castle on the top floor.

Not far from the castle, to the northeast following the course of the Orcia River, are the **ruins of an old watermill**, now covered entirely by brush, which could be renovated to create a charming dwelling. Consideration could also be given to moving any building volumes closer to the castle.

The land surrounding the castle (about 21.9 ha – 54.0 acres) is covered almost entirely by woods and provides considerable privacy, as well as perfect places for walking and hiking. The view from the castle embraces the Val d'Orcia with its towns and sweeps as far as the first hills of the Maremma.

HISTORY, STATE AND FINISHES

The castle is already documented in the 12th century as a property of the **Salimbeni** family, until it was bought by the **Republic of Siena** between 1250 and 1258. The keep became a valuable defensive position for Siena until the mid-16th century when Florence conquered the whole Tuscany and all the fortresses in the Sienese region lost their relevance. The hamlet became a farming estate, owned by the **Piccolomini-Clementini** family.

As for the general shape of the property, all the buildings need to be at least restored and renovated. The farmhouses in the countryside are generally in a bad shape, with collapsed ceilings and damaged walls, and need to be fully rebuilt. Their volumes could be usefully exploited to build a wine cellar.

The castle and its buildings are better preserved, also considering that part of the buildings was used not long ago for an accommodation business. The main keep is the heart of the property and still features many of its original traits, albeit in need of works to update the systems and restore some of the deteriorated details.

The country houses in the hamlet are structurally sound (at least, the majority of them): however, the most recent works of restoration date back to the early 1990s and early 2000s and the buildings haven't been used in recent times, leading to a general decay. Systems are old and no longer compliant with the Italian laws, so they need to be replaced. Roofs are old and need to be repaired and/or replaced to ensure waterproofing of the building and a better thermal insulation.

Given the ample surfaces and the great number of bedrooms, the property is very suited to become an exclusive accommodation business, complete with pool and even a church for ceremonies and marriages. The beautiful rooms of the old armory would also be perfect as a location for company meetings, celebrations and weddings.







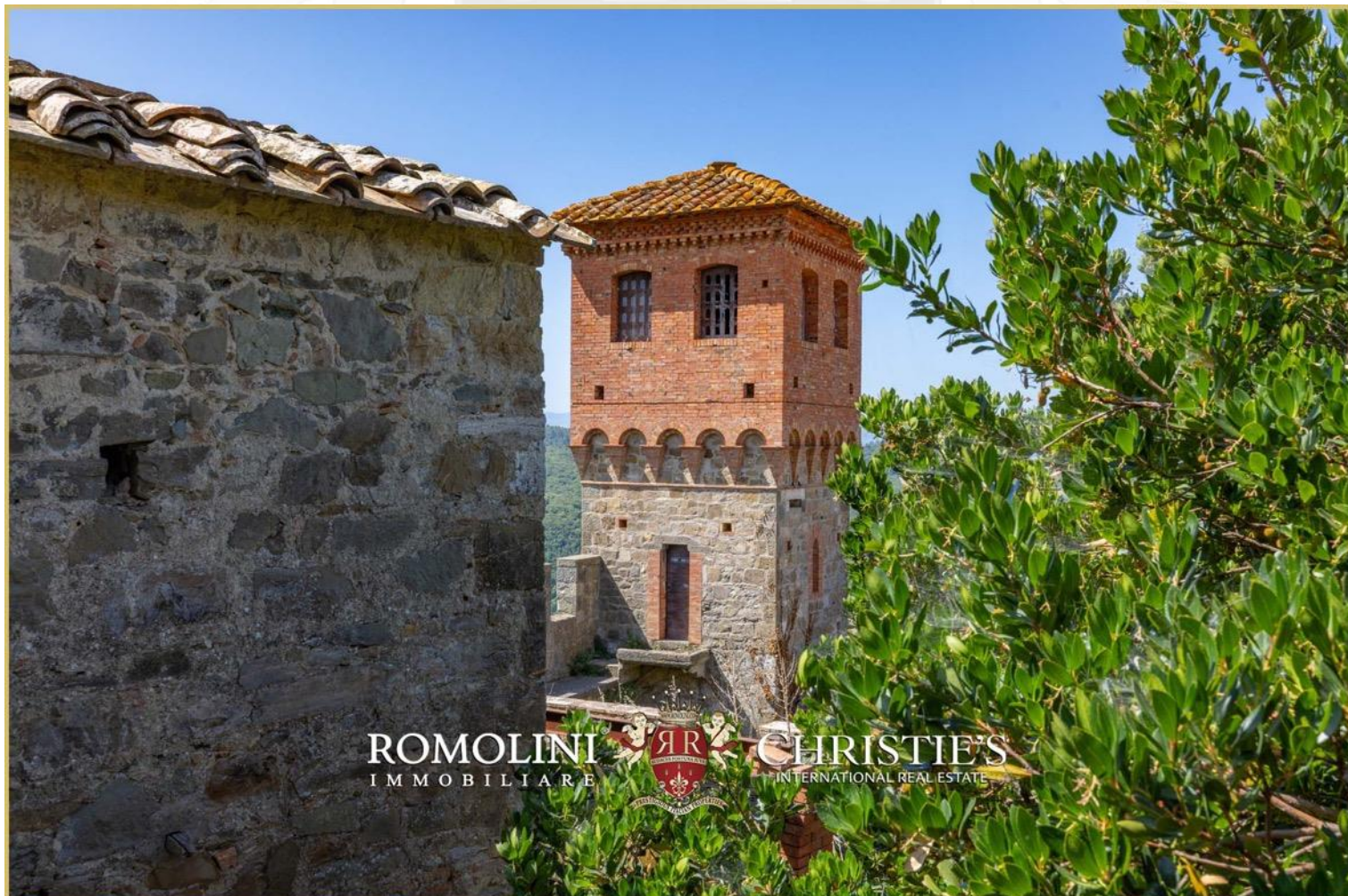














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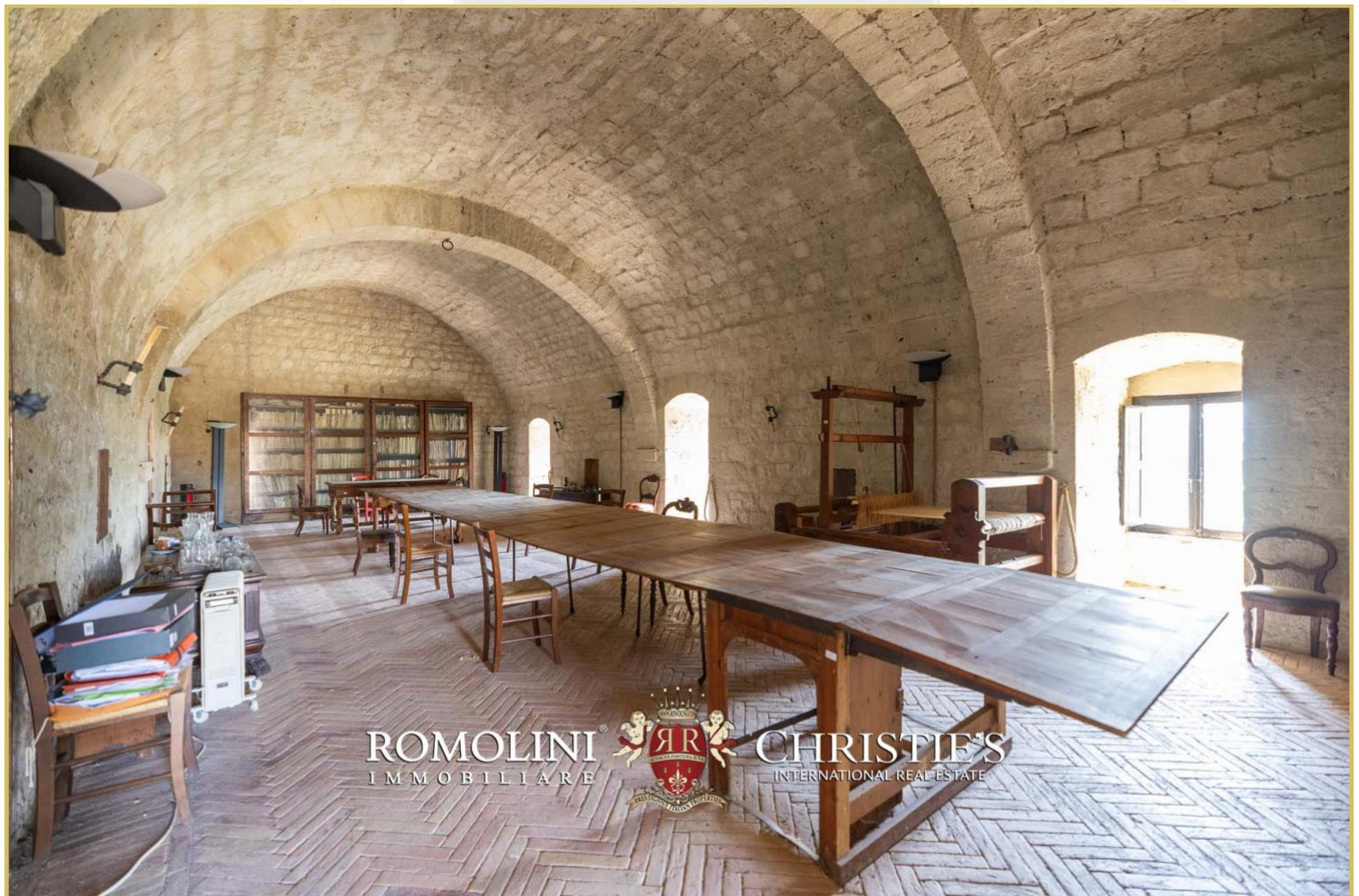
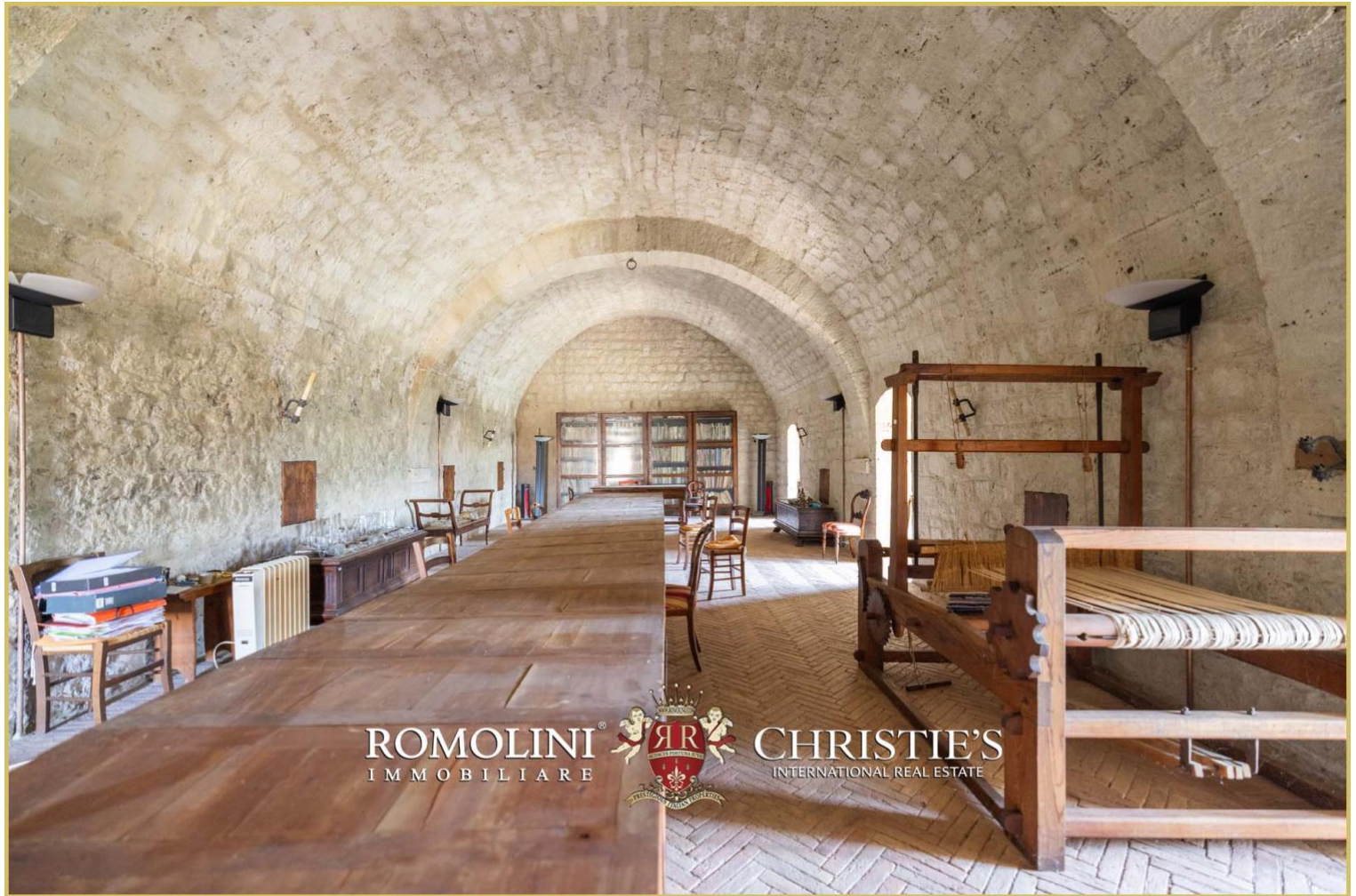
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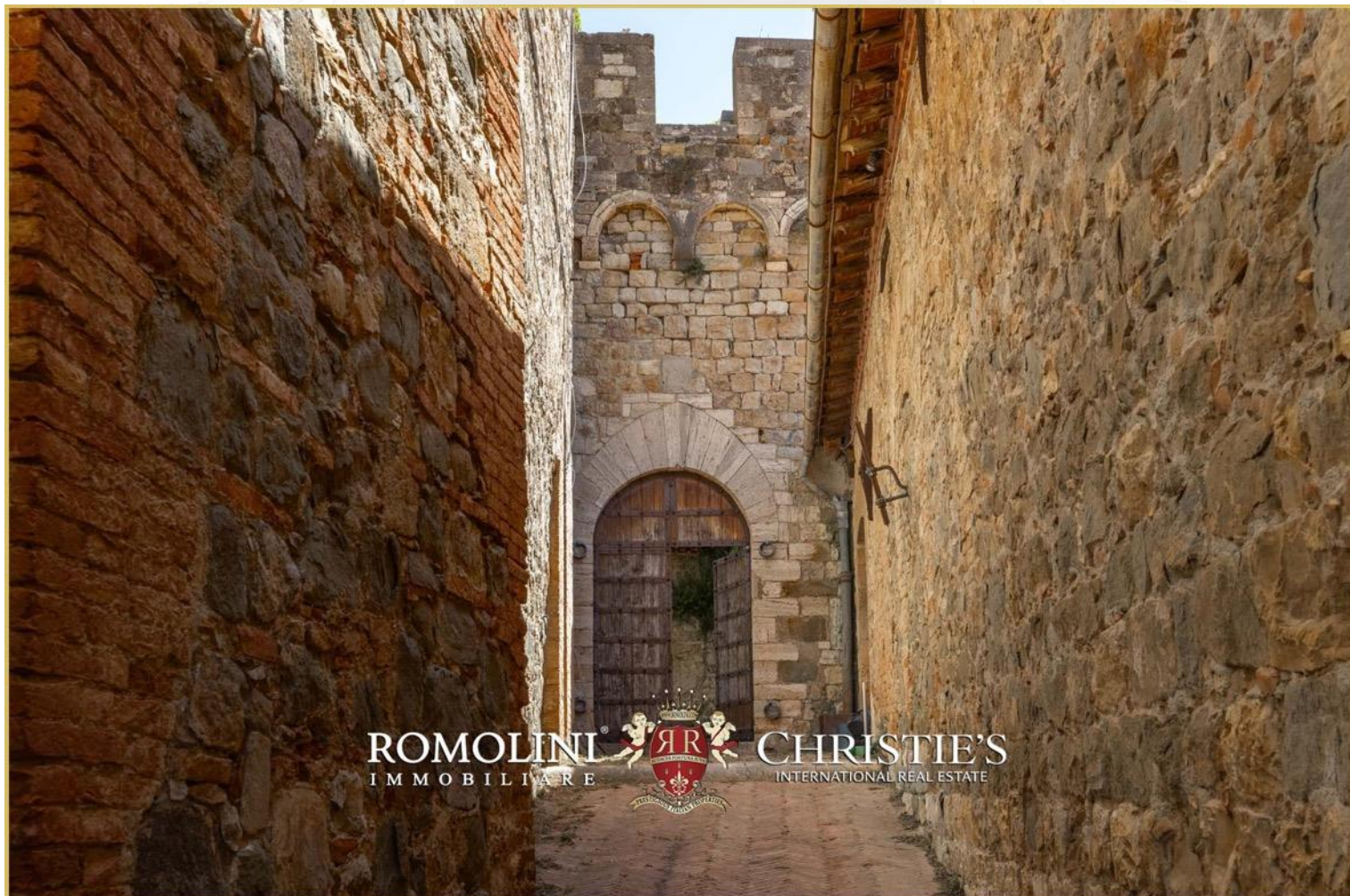


















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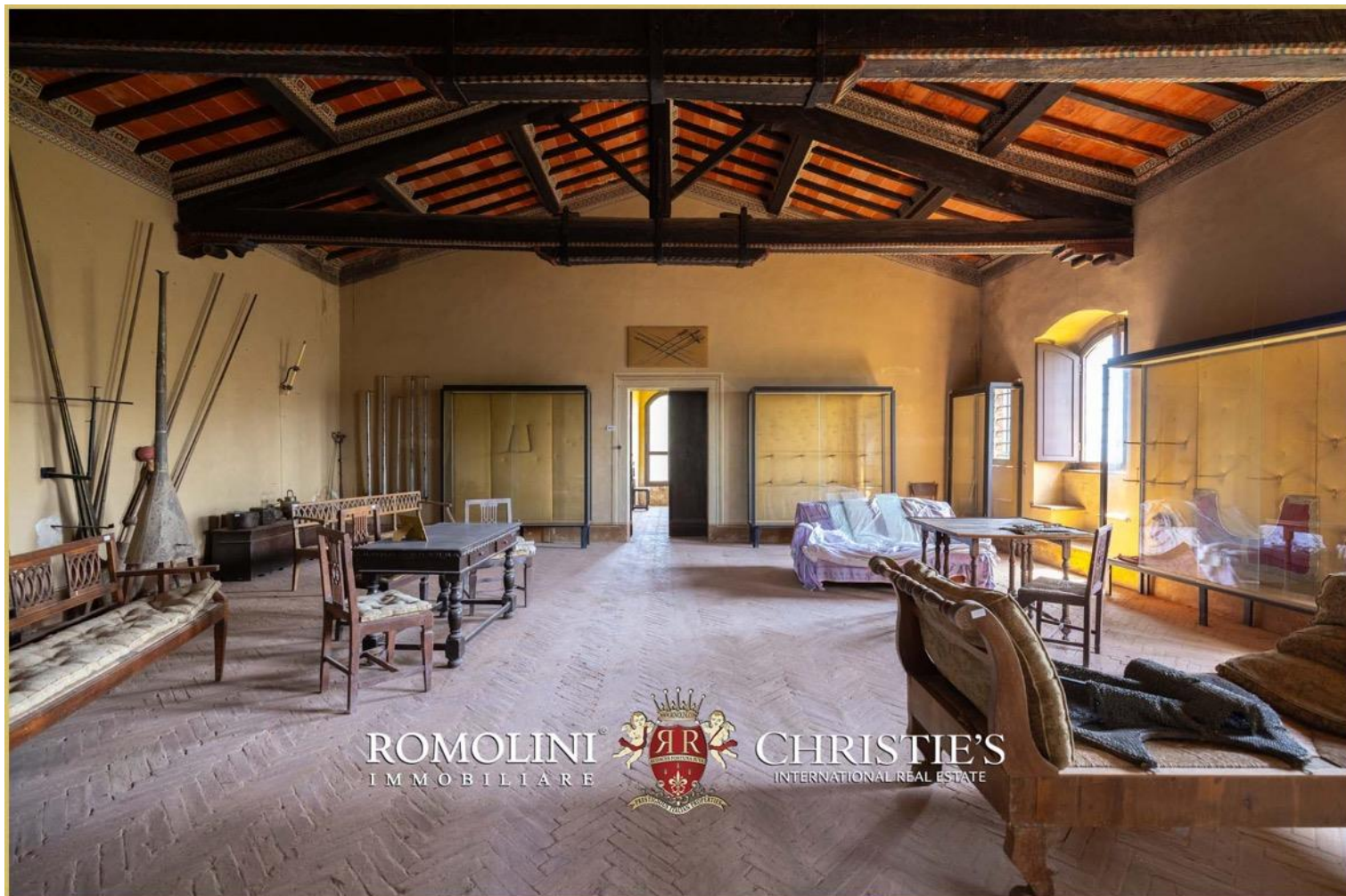
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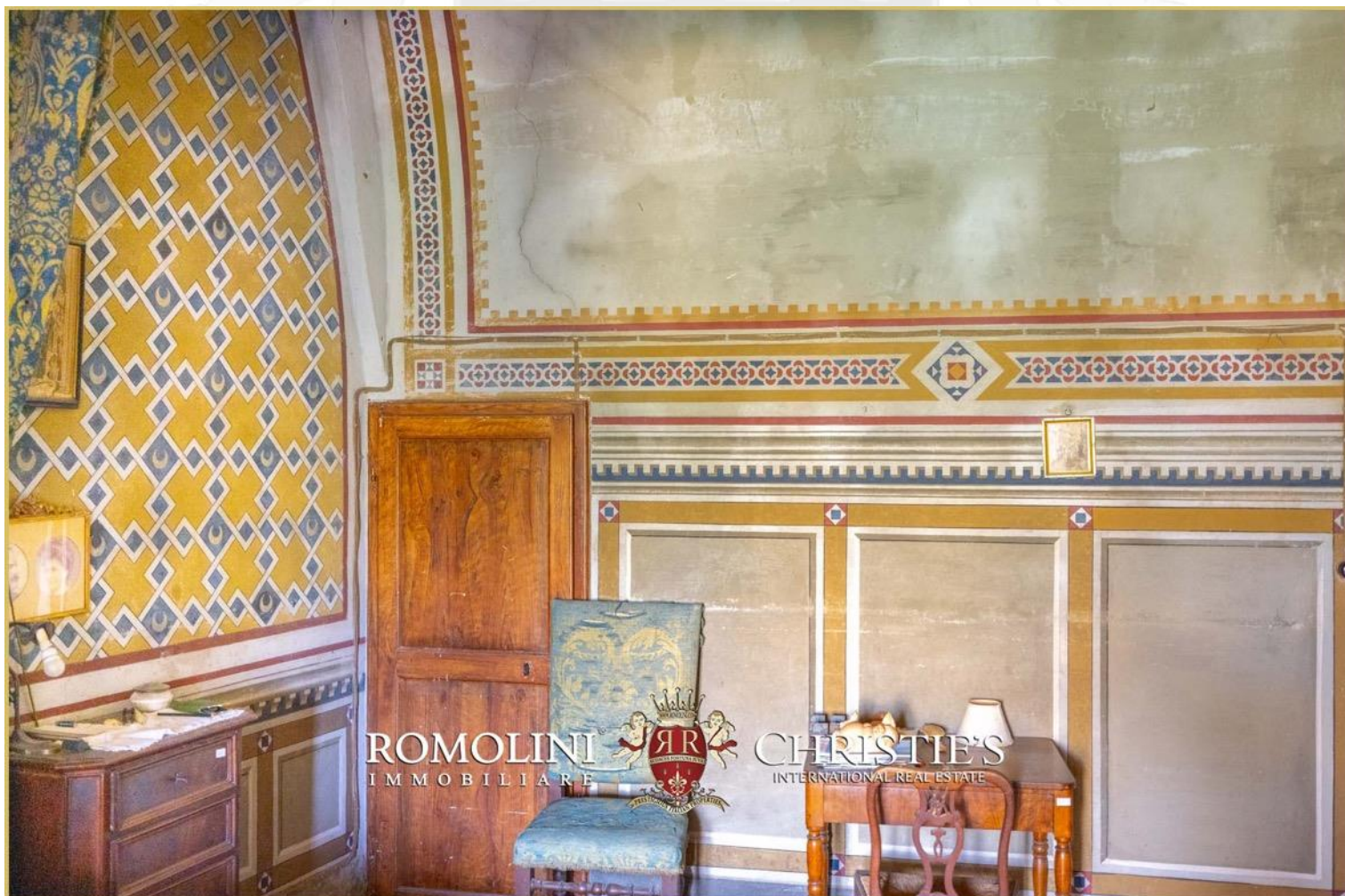


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