

Ref. 2747 – **VILLA TANCREDI**www.romolini.com/en/2747

LUXURY VILLA WITH SWIMMING POOL FOR SALE IN BUONCONVENTO, VAL D'ORCIA, TUSCANY

Buonconvento – Siena – Tuscany**Interiors**
445 sqm**Bedrooms**
7**Bathrooms**
6**Garden**
9,175 sqm**Swimming pool**
12 x 5 m

In an open and sunny location not far from Buonconvento, at the entrance to the Val d'Orcia, renovated luxury villa for sale. The main building is the perfect blend of historical elements and modern comforts and has no less than 7 bedrooms, as well as a beautiful living area and in-house gym. The 9,175-sqm park surrounding the building is landscaped in every detail and houses a 12 x 5 m swimming pool as well as a convenient parking area.

SUMMARY OF THE PROPERTY

REFERENCE #: 2747 – VILLA TANCREDI

TYPE: countryside villa

CONDITIONS: restored, luxury finishes

LOCATION: open and sunny

ACCESS: excellent, paved road

MUNICIPALITY: Buonconvento

PROVINCE: Siena

REGION: Tuscany

INTERIORS: 445 square meters (4,788 square feet)

TOTAL ROOMS: 17

BEDROOMS: 7

BATHROOMS: 6

ANNEXES: agricultural storage

MAIN FEATURES: resin flooring, vaulted ceiling, wooden beams, huge windows, in-house fitness area, loggia, porch, Italian garden, swimming pool, irrigation system, video-surveillance system

EXTERIOR: 9,175 square meters (2.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG + geothermal energy

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

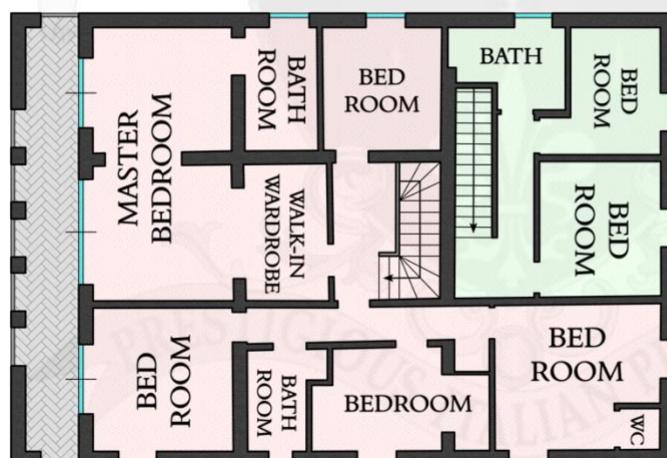
Buonconvento (3km; 5'), Montalcino (16km; 20'), Bagno Vignoni (25km; 25'), Siena (26km; 40'), Castiglione d'Orcia (28km; 30'), Pienza (29km; 30'), Montepulciano (42km; 25'), Monteriggioni (45km; 45'), Radicofani (47km; 50'), San Gimignano (71km; 1h 10'), Florence (105km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (113km; 1h 30'), Pisa G. Galilei (147km; 2h), Bologna G. Marconi (195km; 2h 15'), Roma Ciampino (228km; 2h 40'), Roma Fiumicino (241km; 2h 40'), Milano Linate (391km; 4h), Milano Malpensa (445km; 4h 30')

VILLA TANCREDI

In an open and sunny location not far from **Buonconvento**, at the entrance to the **Val d'Orcia**, renovated luxury villa for sale. The main building is the perfect blend of historical elements and modern comforts and has no less than 7 bedrooms, as well as a beautiful living area and in-house gym. The **9,175-sqm park** surrounding the building is landscaped in every detail and houses a **12 x 5 m swimming pool** as well as a convenient parking area.



The property is easily accessible by paved road and is less than five minutes from the charming medieval town of Buonconvento where all basic services are available. The most famous and characteristic towns of **Val d'Orcia** (Montalcino, Pienza, Monticchiello, Radicofani, Castiglione d'Orcia, Bagno Vignoni...) are all reachable in just over half an hour, while **Siena** is about an hour's drive away.

DESCRIPTION OF THE BUILDINGS

The **villa** (370 sqm – 3,981 sqft, 7 bedrooms and 6 bathrooms) has been entirely rebuilt in recent times to adapt the building to modern times and create welcoming and bright rooms. The building is divided into two living units, the larger one for the owners and the smaller one for the janitor and/or guests.

The **master apartment** (305 sqm – 3,282 sqft) covers a large part of the building: from the porch at the front of the house one passes to a small entrance hall connected to the private office, the service bathroom and the large central living area with an open kitchen and pergola for *al fresco* dining/dinners. At the back of the building one moves on to the fitness area with bathroom and the technical room (also accessible from the outside). From the living room a staircase leads to the upper floor where there is the large master bedroom with walk-in closet, en-suite bathroom and exit to the loggia, six more bedrooms (one of them with en-suite bathroom) and two bathrooms.

The **janitor's apartment** (65 sqm – 699 sqft) is set in a corner of the building, with a totally independent entrance, and consists of a living area with kitchen on the ground floor, two bedrooms and bathroom on the first floor.

The building is equipped with underfloor heating/cooling system, powered by geothermal energy and further assisted by double-glazed windows and insulated roof. The video surveillance system ensures maximum security.

A short distance from the villa is a large **agricultural warehouse** (75 sqm – 807 sqft) that could easily be converted into a lovely guest annex with a loft.

EXTERIOR

The villa is surrounded by a beautiful **park of 9,175 sqm (2.3 ac)** on which a formal Italian garden has been created, right in front of the building. The **irrigation system** makes it possible to keep the greenery always manicured. A short distance from the villa is the **12 x 5 m swimming pool** with grass sunbathing area. A small vegetable garden allows growing some vegetables for personal use.

The property is fully fenced and enclosed by an electric gate: the **tree-lined driveway** leads to a gravel yard for cars.



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