

Ref. 2768 – **RESORT VAL D'ORCIA**[www.romolini.com/en/2768](http://www.romolini.com/en/2768)

## LUXURY RESORT WITH 17 APARTMENTS FOR SALE IN VAL D'ORCIA, TUSCANY

**Trequanda – Siena – Tuscany****Interiors**  
3,139 sqm**Bedrooms**  
33 (up to 39)**Bathrooms**  
33 (up to 39)**Total land**  
5.1 ha**Swimming pool**  
16 x 5 m

On the border between Val d'Orcia and Crete Senesi, in a private and quiet location in the municipality of Trequanda, luxury resort with 17 apartments for sale. The property has been entirely renovated in recent years and is fully operational, with swimming pool, breakfast room/restaurant and large outdoor spaces. The forest surrounding the buildings ensures great privacy.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2768 – RESORT CRETE SENESI

**TYPE:** luxury resort

**CONDITIONS:** restored

**LOCATION:** hilly

**ACCESS:** unpaved road (1 km)

**INTERIORS:** 3,139 square meters (33,775 square feet)

**TOTAL ROOMS:** 70

**BEDROOMS:** 33 (up to 39)

**BATHROOMS:** 33 (up to 39)

**ANNEXES:** several residential units

**MAIN FEATURES:** stone and brick walls, wooden beams, fireplaces, terracotta and wooden floors, ample windows, garden, private lake, swimming pool, small olive grove

**EXTERIOR:** 5.1 hectares (12.7 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 16 x 5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG + geothermal energy

**HEATING SYSTEM:** under the floor + air conditioning

## CLOSEST CITIES AND TOWNS

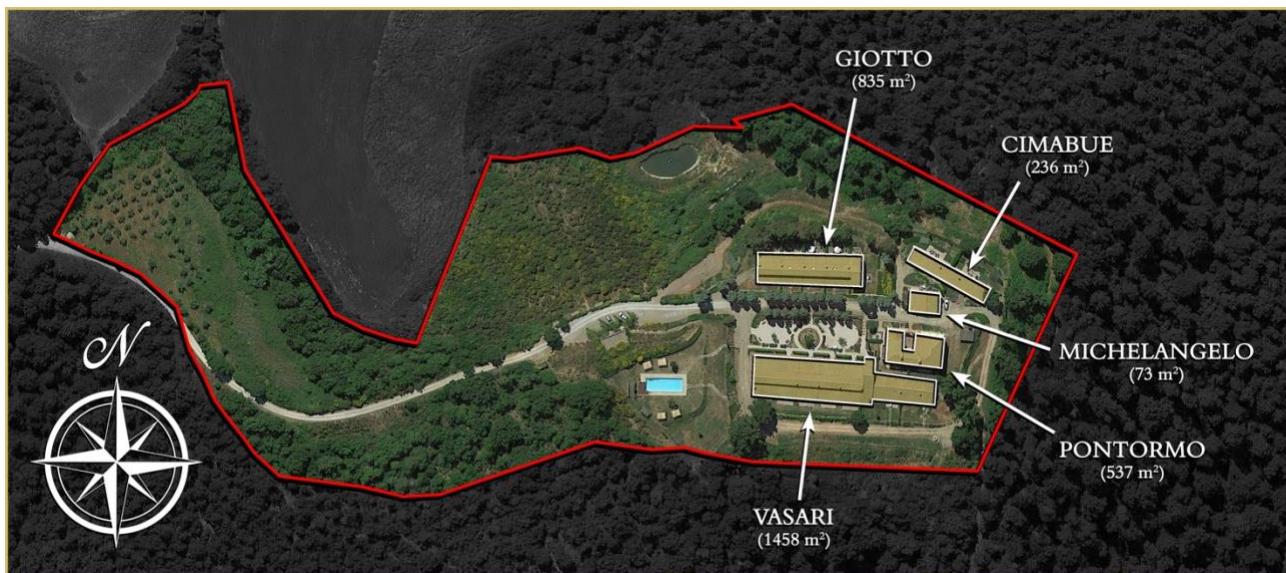
Torrita di Siena (7km; 10'), Trequanda (9km; 15'), Montepulciano (10km; 15'), Pienza (16km; 20'), San Quirico d'Orcia (21km; 25'), Castiglion Fiorentino (33km; 40'), Cortona (35km; 35'), Cetona (36km; 45'), Montalcino (37km; 45'), Arezzo (46km; 45'), Siena (53km; 50'), Gaiole in Chianti (62km, 1h), Monteriggioni (72km; 1h), Orvieto (81km; 1h 5'), Saturnia (89km; 2h), Grosseto (93km; 1h 35'), Greve in Chianti (98km; 1h 25'), Firenze (99km; 1h 20'), San Gimignano (102km; 1h 30'), Volterra (107km; 1h 35')

## CLOSEST AIRPORTS

Perugia San Francesco (79km; 1h 10'), Grosseto C. Baccarini (93km; 1h 35'), Firenze A. Vespucci (120km; 1h 25'), Pisa G. Galilei (181km; 2h 5'), Bologna G. Marconi (202km; 2h 10'), Roma Ciampino (203km; 2h 15'), Roma Fiumicino (217km; 2h 20')

## RESORT VAL D'ORCIA

On the border between **Val d'Orcia** and **Crete Senesi**, in a private and quiet location in the municipality of **Trequanda**, **luxury resort** with **17 apartments** for sale. The property has been entirely renovated in recent years and is fully operational, with **swimming pool**, breakfast room/restaurant and large outdoor spaces. The forest surrounding the buildings ensures great privacy.



Access to the property is via a short section of **unpaved road** (about 1 km) that runs through the woods to the south of the resort and arrives right in front of the buildings where several **parking spaces** have been created for guests.

From the municipal road system one can then reach most of **Tuscany's** cities of art by driving through what are the region's most evocative landscapes, characterized by rolling hills dotted with vineyards and medieval towns suspended in time.

## DESCRIPTION OF THE BUILDINGS

**Building "Giotto"** (835 sqm – 8,985 sqft, 14 bedrooms and 14 bathrooms) is a rustic building characterized by red walls, divided into five apartments:

- **Apt. N°1:** spacious living room with kitchen and two bedrooms with en-suite bathrooms;
- **Apt. N°2:** entry, living room with kitchen and three bedrooms with en-suite bathroom;
- **Apt. N°3:** entry, living room with kitchen and three bedrooms with en-suite bathroom;
- **Apt. N°4:** entry, living room with kitchen and three bedrooms with en-suite bathroom;
- **Apt. N°5:** living room with kitchen, storage room and three bedrooms with en-suite bathroom.

**House "Cimabue"** (236 sqm – 2,539 sqft, 4 bedrooms and 4 bathrooms) is a single-story building housing two identical apartments in layout:

- **Apt. N°6:** living room with dining area and kitchen, two bedrooms and two bathrooms;
- **Apt. N°7:** living room with dining area and kitchen, two bedrooms and two bathrooms.

The **"Vasari" building** (1,458 sqm – 15,688 sqft, 11 bedrooms and 11 bathrooms) houses the resort's reception, a large breakfast room with professional kitchen, and three five independent guest apartments (three of which are yet to be completed):

- **Apt. N°8:** living room with kitchen, two bedrooms, two bathrooms and checkroom;
- **Apt. N°9:** living room with dining area and kitchen, three bedrooms and three bathrooms;

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- **Apt. N°10:** living room with kitchen and two bedrooms with en-suite bathroom;
- **Apt. N°11:** living room with kitchen and two bedrooms with private bathroom and closet;
- **Apt. N°12:** living room with kitchenette, two bedrooms and two bathrooms.

**Farmhouse "Pontormo"** (537 sqm – 5,778 sqft, 9 bedrooms and 9 bathrooms) is a rustic building, characterized by an elegant central courtyard, which now houses four independent apartments:

- **Apt. N°13:** living room, eat-in kitchen, two bedrooms and two bathrooms;
- **Apt. N°14:** entrance hall, living room, kitchen, three bedrooms and three bathrooms;
- **Apt. N°15:** living room with fireplace, kitchen, two bedrooms and two bathrooms;
- **Apt. N°16:** living room with kitchenette, two bedrooms and two bathrooms.

**House "Michelangelo"** (73 sqm – 785 sqft, 1 bedroom and 1 bathroom) is a single-story building that houses three cellar/storage rooms and **Apt. N°17** consisting of living room, kitchenette, bedroom and bathroom.

The buildings have been fully renovated since **2004** to convert what was a farm (dating back to the first half of the 19<sup>th</sup> century) into a beautiful resort. A deep love for the Tuscan landscape and architecture meant that the salient and typical details of the buildings were preserved with great care, reusing original material or specially produced pieces. At the same time, special attention was paid to **sustainability** with the installation of a **geothermal heating system**.

## EXTERIOR

The buildings are surrounded by a beautiful **16,000-sqm garden**, well-maintained in every detail and furrowed by gravel paths connecting the various structures. A short distance from the resort, in the middle of the lawn, is the **16 x 5 m swimming pool** with an area for children.

The rest of the farm is mostly covered by woods (3.1 ha) with a small **olive grove** (about 60 trees) located just at the southern border of the property, along the access road. A small **private pond** placed in the woods not far from the buildings completes the property.



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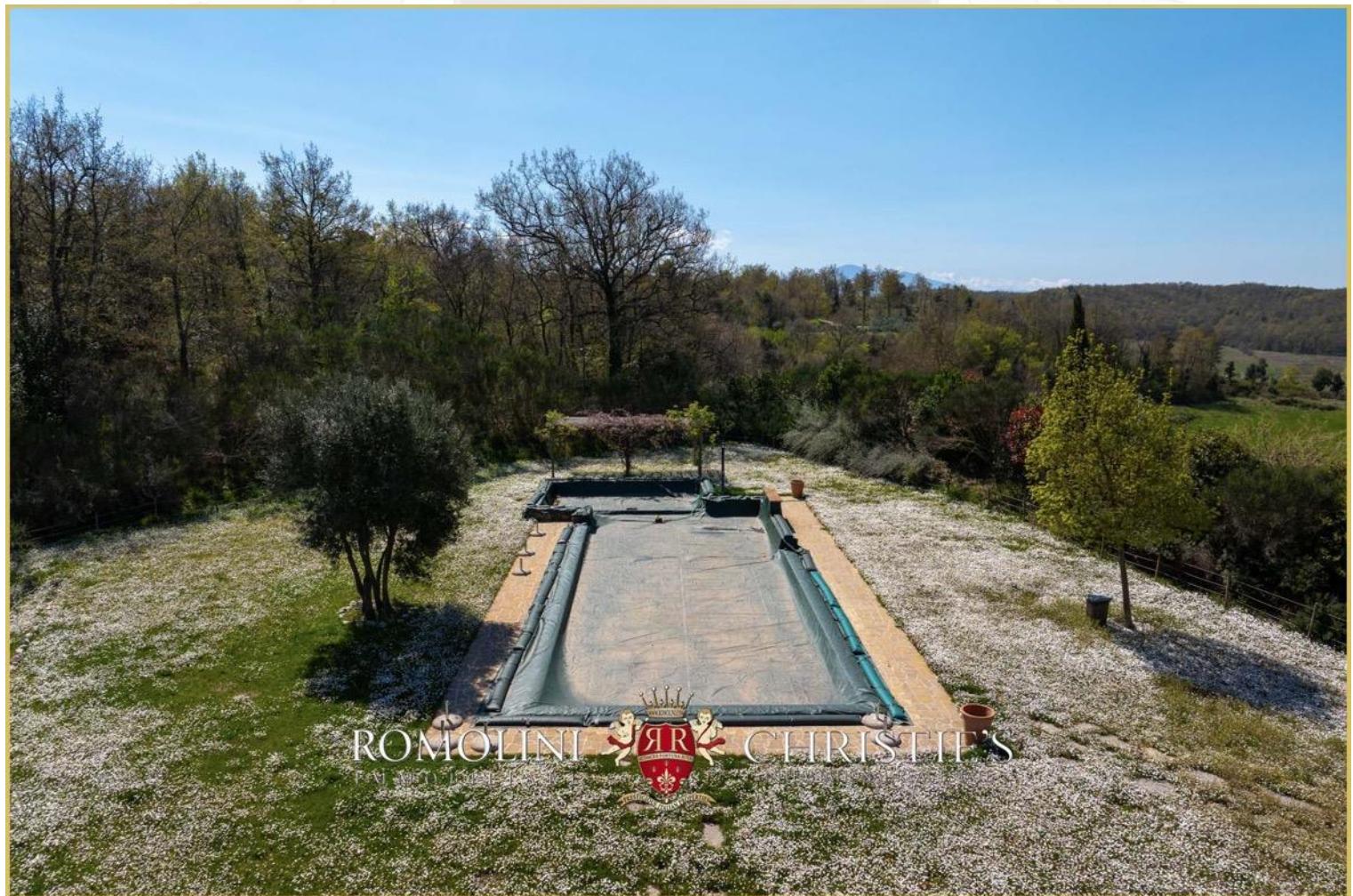
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