

Ref. 2781 – TENUTA DI CACCIA SIENA

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166-HA HUNTING ESTATE WITH AGRITURISMO FOR SALE IN SIENA, TUSCANY

Siena – Siena – Tuscany**Interiors**
1,733 sqm**Bedrooms**
21**Bathrooms**
23**Total land**
166.4 ha**Swimming pool**
12 x 6 m

On the hills of the Sienese countryside, in the heart of Tuscany, 166.4-hectare hunting estate with Agriturismo for sale. The property has two buildings (over 1,700 sqm in total) that currently house ten apartments and seven guest bedrooms (up to 42 beds), as well as communal areas, restaurant and agricultural premises. The land is mostly hilly and very suitable for horse breeding.

SUMMARY OF THE PROPERTY

REFERENCE #: 2781 – TENUTA DI CACCIA SIENA

TYPE: estate, hunting reserve

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 1,733 square meters (18,646 square feet)

TOTAL ROOMS: 35

BEDROOMS: 21

BATHROOMS: 23

ANNEXES: agricultural outbuildings

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, original fireplaces, garden, animal stables, guest apartments, hunting reserve, land suitable for horses, platforms for hunting

EXTERIOR: 166.4 hectares (411.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: private wells

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Town with services (7km; 10'), Montieri (18km; 25'), Siena (33km; 40'), Colle di Val d'Elsa (38km; 45'), Monteriggioni (40km; 45'), Follonica (50km; 55'), Buonconvento (50km; 1h), San Gimignano (53km; 1h 5'), Volterra (57km; 1h 5'), Montalcino (63km; 1h 15'), San Quirico d'Orcia (67km; 1h 15'), Florence (88km; 1h 30'), Montepulciano (95km; 1h 20')

CLOSEST AIRPORTS

Grosseto C. Baccarini (63km; 1h 5'), Firenze A. Vespucci (101km; 1h 25'), Pisa G. Galilei (158km; 1h 55'), Bologna G. Marconi (183km; 2h 25'), Roma Fiumicino (231km; 2h 50'), Roma Ciampino (276km; 3h)

TENUTA DI CACCIA SIENA

On the hills of the **Sienese countryside**, in the heart of **Tuscany**, 166.4-hectare **hunting estate** with **Agriturismo** for sale. The property has two buildings (over 1,700 sqm in total) that currently house ten apartments and seven guest bedrooms (up to 42 beds), as well as communal areas, restaurant and agricultural premises. The land is mostly hilly and very suitable for **horse breeding**.

Basic services are available in the nearby medieval village (about 10' drive), and the property is not far from the famous sanctuary of **San Galgano** with its famous abbey. **Siena**, the nearest of the big cities is about 30 km away, while **Florence** is about an hour and a half drive.



DESCRIPTION OF THE BUILDINGS

The **farmhouse** (621 sqm – 6,682 sqft, 11 bedrooms and 10 bathrooms) is a two-story rustic building divided into eight independent apartments. The house also has a **12 x 6 m swimming pool** for the exclusive use of guests.

- **Apt. A:** living room with kitchen, bedroom and bathroom;
- **Apt. B:** living room, kitchen, bedroom and bathroom;
- **Apt. C:** living room with kitchen, bedroom and bathroom;
- **Apt. D:** large living room with kitchen, two bedrooms and two bathrooms;
- **Apt. E:** living room, kitchenette, two bedrooms and two bathrooms;
- **Apt. F:** living room with kitchen, bedroom and bathroom;
- **Apt. G:** living room, kitchenette, bedroom and bathroom;
- **Apt. H:** living room, kitchenette, two bedrooms and bathroom;

The **farmhouse** (1,012 sqm – 10,889 sqft, 10 rooms and 13 bathrooms) is a large building consisting of several interconnected sections that include a large stable for animals, restaurant with professional kitchen and guest toilets, executive office with private bathroom, two apartments and seven bedrooms with en-suite bathrooms:

- **Apt. I:** living room with kitchen, two bedrooms and bathroom;
- **Apt. J:** living room with kitchen, bedroom and bathroom.

A **shed for vehicles** (64 sqm – 688 sqft), an **agricultural storage room** (30 sqm – 323 sqft) and a small room for weighing products (6 sqm – 64 sqft) complete the property.

EXTERIOR

The farm stretches for a total of **166.4 hectares (411.2 acres)**, all lying on the hills of the Sienese countryside and falling within a vast **hunting reserve** (over 1,000 ha in total). The area is particularly rich in wildlife and allows for hunting woodcock, pigeons, hares, wild boars, deers, fallow deers, and roe deers, thanks in part to several platforms and observation posts scattered throughout the estate (but always well integrated with the landscape).

The property consists of woods (89.5 ha) and arable land (75.7 ha) that could be used both for planting crops typical of the area (such as cereals, vines and olive trees) and for raising animals that would have ample room for grazing.

The hilly nature without steep slopes is also very suitable if horses were to be kept.

In addition to its own land, the farm has under management about 100.0 ha of additional land (again falling within the hunting reserve) for an annual fee of about € 6,000.





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