

ESTATE WITH LUXURY FARMHOUSE, NATURAL SPRING AND VINEYARDS FOR SALE IN SIENA

Siena – Siena – Tuscany



Interiors
579 m²

Bedrooms
6 (up to 7)

Bathrooms
7

Swimming pool
11 × 4 m

Total land
31.7 ha

Vineyards
3.0 ha

Bottles of wine
10,000 max

Set in the hills between Val d'Elsa and the Maremma, in a highly scenic and picturesque location, 31.7-hectare estate featuring a renovated farmhouse and vineyard for sale. The result of an exceptional renovation and enhancement project, this one-of-a-kind property is ideally suited to serve as a luxury private residence or a vacation home. The vineyard (3.0 ha) consists of Sangiovese vines and is used to produce excellent single-varietal IGT wines (approximately 10,000 bottles per year) and an excellent distilled grappa.

SUMMARY OF THE PROPERTY

REFERENCE #: 2846 – TENUTA SANGIOVESE

TYPE: estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 579 square meters (6,230 square feet)

TOTAL ROOMS: 18

BEDROOMS: 6 (up to 7)

BATHROOMS: 7

ANNEXES: cellar, storage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, brick arches, Sangiovese vineyards, wine cellar, garden, swimming pool

EXTERIOR: 31.7 hectares (78.5 acres)

VINEYARDS: 3.0 hectares (7.4 acres)

WINE PRODUCTION: 10,000 bottles / year

GARDEN: yes, well maintained

SWIMMING POOL: 11 × 4 m

ELECTRICITY: already connected + photovoltaic system (400 kW)

WATER SUPPLY: natural spring

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 266.40 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Radicondoli (10km; 20'), Chiusdino (13km; 15'), Casole d'Elsa (24km; 35'), Sovicille (33km; 45'), Monteriggioni (39km; 50'), San Gimignano (48km; 1h), Volterra (48km; 1h), Siena (57km; 1h), Montalcino (83km; 1h 35'), Florence (83km; 1h 40'), Pienza (95km; 1h 50'), Montepulciano (110km; 1h 45')

CLOSEST AIRPORTS

Firenze A. Vespucci (96km; 1h 30'), Pisa G. Galilei (107km; 2h), Bologna G. Marconi (178km; 2h 20'), Roma Fiumicino (250km; 3h 15'), Roma Ciampino (291km; 3h 20')

TENUTA SANGIOVESE

Set in the hills between **Val d'Elsa** and the **Maremma**, in a highly scenic and picturesque location, **31.7-hectare estate** featuring a renovated **farmhouse** and **vineyard** for sale. The result of an exceptional renovation and enhancement project, this one-of-a-kind property is ideally suited to serve as a luxury private residence or a vacation home.

The estate's location is extremely private and peaceful, surrounded by greenery and far from any disturbances. The village of **Radicondoli** (about 10 km by car) provides basic amenities for daily needs (including schools of all levels), while **Siena** is about an hour's drive away. The famous **Abbey of San Galgano**, with its renowned "sword in the stone", and the **Golf Relais "La Bagnai"** are also a short distance from the property.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (493 m² – 5,305 ft², 6 bedrooms, and 7 bathrooms) is a rustic Tuscan-style building, fully renovated and finished with high-quality elements that blend seamlessly with the building's original character. On the ground floor is a large living room with a dining area and an open kitchen. From here, one then proceeds to a bedroom with a private bathroom, a private office, and a second bedroom served by a separate bathroom. From the outside, there is also access to the tasting room, a two-story independent suite, and the laundry room.

On the upper floor, accessible both via an internal staircase and directly from the outside, there is a large central living room with a walk-in closet that leads to four bedrooms with en-suite bathrooms (two with walk-in closets).

Outside, in front of the farmhouse, a **paved pergola** has been built that serves perfectly as both a summer lounge and an outdoor dining area with views of the surrounding countryside.

The **wine cellar** (86 m² – 925 ft²) is housed in a charming outbuilding located just a few steps from the farmhouse and consists of two interconnected rooms.

EXTERIOR AND AGRICULTURAL PRODUCTION

The estate covers an area of **31.7 hectares (78.5 acres)** on a hillside with excellent sun exposure. The **vineyard** (3.0 ha) consists of Sangiovese vines and is used to produce excellent single-varietal **IGT wines** (approximately **10,000 bottles per year**) and an excellent distilled grappa. The rest of the property consists mostly of arable land (approximately 19.8 ha), which is well-suited for further expanding the vineyard. In the past, plans were considered to plant additional vineyards which would have brought production to around 100,000 bottles per year.

A **natural spring** ensures abundant water (for both the house and the crops) and a well could easily be dug in the fields around the house.

It is also possible, through separate negotiations, to purchase a large **400-kW photovoltaic system** that would fully meet the property's energy needs, while also ensuring a significant financial return through the sale of the electricity generated.

MAP OF THE PROPERTY







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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