

Ref. 2896 – TENUTA TREQUANDA

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120-HA RURAL ESTATE WITH BUILDINGS TO BE RESTORED FOR SALE IN TREQUANDA

Trequanda – Siena – Tuscany**Interiors**
1,827 m²**Bedrooms**
Up to 10**Bathrooms**
Up to 10**Total land**
120.0 ha**Olive grove**
3.7 ha

On the hills of Trequanda, not far from Sinalunga and Pienza, estate with buildings to be restored for sale. The property is located on the top of a hill, in a very panoramic position with views of the Valdichiana hills, and can be reached via an unpaved road in good condition. The farm covers a total area of 120.0 hectares (296.5 acres) and more than two thirds of it consists of woods (83.6 ha).

SUMMARY OF THE PROPERTY

REFERENCE #: 2896 – TENUTA TREQUANDA

TYPE: estate

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (900 m)

INTERIORS: 1,827 square meters (19,657 square feet)

TOTAL ROOMS: 20

BEDROOMS: up to 10

BATHROOMS: up to 10

ANNEXES: agricultural storages

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, panoramic terraces, wooden fixtures, crenellated tower, agricultural storages, arable land, olive grove

EXTERIOR: 120.0 hectares (296.5 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private wells + natural ponds

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

ENERGY CERTIFICATE:  (EP_{gl, nren} = 368.19 kWh/m²year)

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Trequanda (7km; 10'), Sinalunga (7km; 10'), Torrita di Siena (8km; 10'), Pienza (16km; 20'), Montepulciano (17km; 20'), Montalcino (34km; 40'), Cortona (35km; 35'), Castiglione del Lago (40km; 30'), Arezzo (50km; 45'), Siena (57km; 50'), Orvieto (86km; 1h 5'), San Gimignano (95km; 1h 30'), Florence (114km; 1h 40')

CLOSEST AIRPORTS

Perugia San Francesco (79km; 1h 5'), Firenze A. Vespucci (125km; 1h 25'), Pisa G. Galilei (185km; 2h 10'), Bologna G. Marconi (207km; 2h 20'), Roma Ciampino (208km; 2h 20'), Roma Fiumicino (221km; 2h 20')

TENUTA TREQUANDA

On the hills of **Trequanda**, not far from **Sinalunga** and **Pienza**, **estate** with buildings to be restored for sale. The property is located on the top of a hill, in a very panoramic position with views of the Valdichiana hills, and can be reached via an unpaved road in good condition.

The village of Trequanda, about 8' drive away, has all basic services (supermarkets, post office, restaurants...) and schools (kindergarten, elementary, middle school). The **train station at Sinalunga** (10') provides easy access to the best-known centers of **Tuscany**, as does the **A1 highway** junction at Bettolle (15').

The property consists of a **rustic farmhouse** (487 m² – 5,240 ft² divided into three apartments) with an attached early **20th-century neo-Gothic tower** (206 m² – 2,216 ft²) and **numerous agricultural buildings** (1,134 m² – 12,201 ft² in total). The buildings, the residential ones in particular, are in need of major renovation and modernization, as they have been out of use for several years and have old installations.

The large volumes available (for which a change of destination could be considered subject to the opinion of the competent bodies) are very suitable if one wanted to start a receptive activity in one of the most renowned areas of Tuscany.

The farm covers a total area of **120.0 hectares (296.5 acres)** and more than two thirds of it consists of woods (83.6 ha). The remaining area includes large portions of arable land (32.3 ha very suitable for vineyards) and an **olive grove** (3.7 ha). Two **natural ponds** allow irrigation for crops.

MAP OF THE ESTATE





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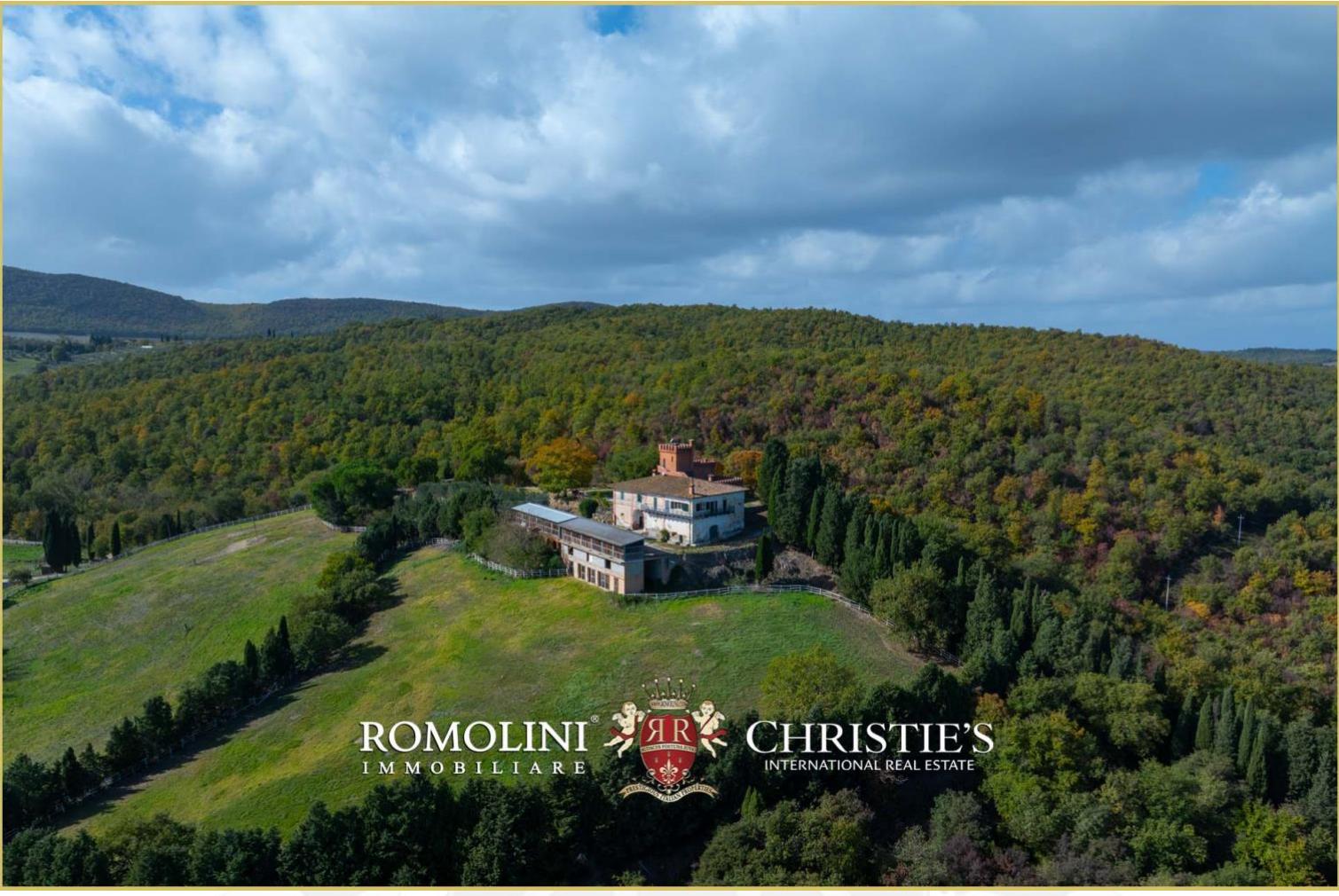
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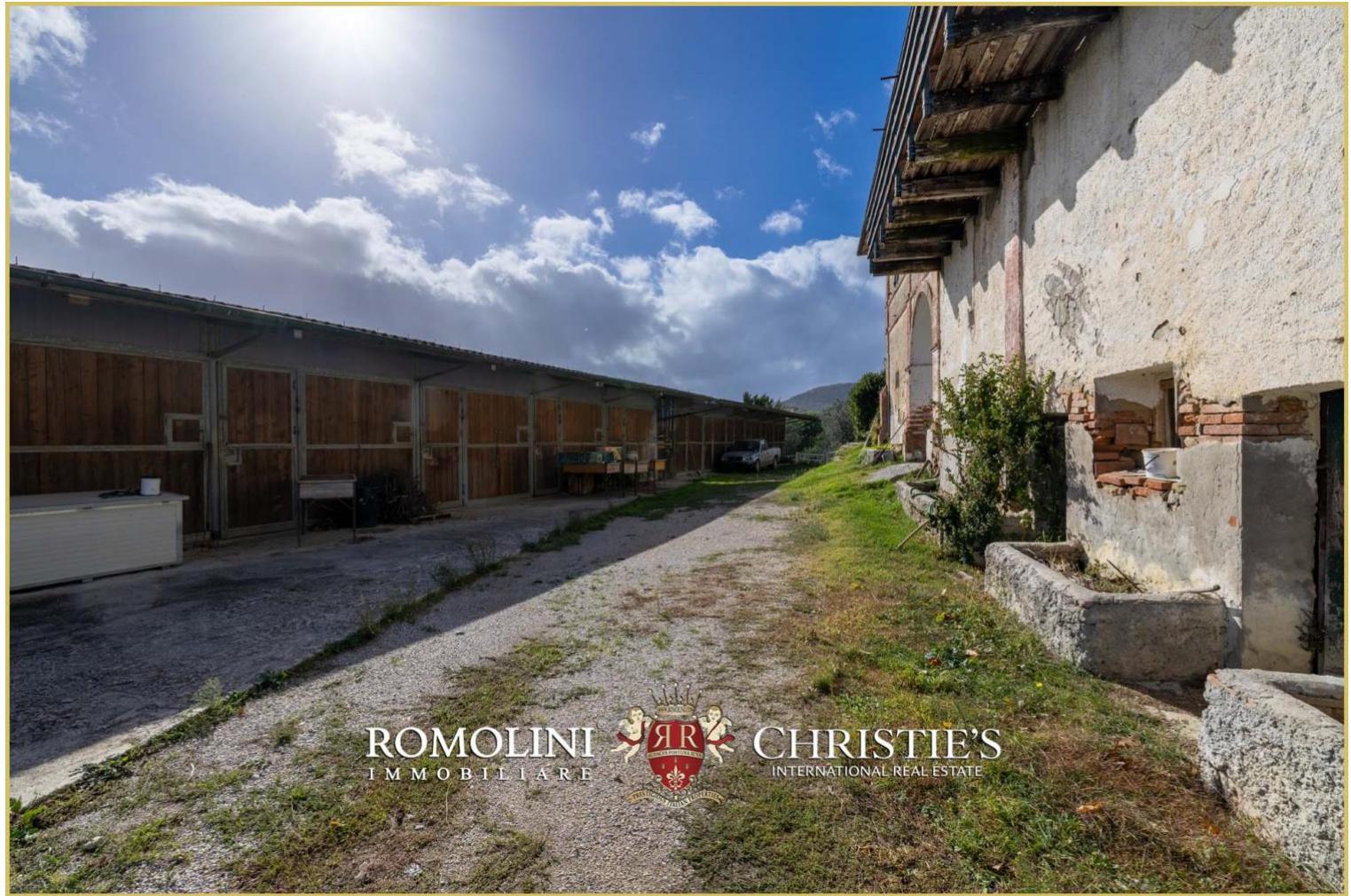
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