

## **BOUTIQUE HOTEL WITH WELLNESS CENTER FOR SALE BETWEEN SIENA AND MONTERIGGIONI**

**Siena – Siena – Tuscany**



**Interiors**  
1,125 m<sup>2</sup>

**Bedrooms**  
14

**Bathrooms**  
14

**Total land**  
51.7 ha

**Swimming pool**  
10 × 6 m

This resort is a breathtaking historical dwelling dating back to the year 1000, majestically located between Siena and Monteriggioni. This prestigious property represents an invaluable resource for the territory, offering the impression of being immersed in a natural park where human architecture and nature seamlessly blend. The estate encompasses a total of 51.7 hectares, featuring roughly 2.0 hectares of fenced grounds and 49 hectares of lush woodland.

## SUMMARY OF THE PROPERTY

**CODICE RIFERIMENTO:** 2983 – RESORT VIA FRANCIGENA

**TIPOLOGIA:** boutique hotel

**CONDIZIONE:** ristrutturato

**POSIZIONE:** collinare, panoramica

**ACCESSO:** strada bianca

**SUPERFICI INTERNE:** 1.125 metri quadrati

**VANI:** 30

**CAMERE:** 14

**BAGNI:** 14

**ANNESI:** no

**CARATTERISTICHE:** muri in pietra e mattoni, travi in legno, pavimenti in cotto, terrazza panoramica, corte pavimentata, centro benessere, sala eventi, giardino, piscina

**ESTERNI:** 51,7 ettari

**GIARDINO:** sì, ben curato

**PISCINA:** 10 × 6 m

**ELETTRICITÀ:** già collegata

**ACQUA:** pozzo privato

**TELEFONO:** già collegato

**ADSL:** sì

**GAS:** GPL

**RISCALDAMENTO:** radiatori + aria condizionata

## CLOSEST CITIES AND TOWNS

Siena (6km; 10'), Monteriggioni (11km; 20'), Colle di Val d'Elsa (20km; 25'), Castellina in Chianti (25km; 30'), Poggibonsi (26km; 30'), San Gimignano (37km; 50'), Greve in Chianti (44km; 55'), Volterra (49km; 1h), Montalcino (53km; 1h 10'), Pienza (66km; 1h 20'), Firenze (67km; 1h 10'), Montepulciano (72km; 1h 15')

## CLOSEST AIRPORTS

Firenze A. Vespucci (79km; 1h 5'), Pisa G. Galilei (113km; 1h 45'), Bologna G. Marconi (161km; 2h 5'), Roma Ciampino (254km; 2h 55'), Roma Fiumicino (268km; 3h)

## RESORT VIA FRANCIGENA

This resort is a breathtaking **historical dwelling** dating back to the **year 1000**, majestically located between **Siena** and **Monteriggioni**. This prestigious property represents an invaluable resource for the territory, offering the impression of being immersed in a natural park where human architecture and nature seamlessly blend. The estate encompasses a total of **51.7 hectares**, featuring roughly 2.0 hectares of fenced grounds and 49 hectares of lush woodland. Access to the property is gained via an ancient road accredited as part of the complex network of the **Via Francigena**.

The property is located just a few kilometers from Siena (less than 6 km) and the exit of the Florence-Siena highway, which allows you to reach most of **Tuscany's** art cities in just over an hour.

The complex underwent a **meticulous renovation between 2007 and 2013** with the goal of creating a high-quality structure that fully integrates into its unique environmental context. The heart of the residence is a stunning internal courtyard that features a perfectly functional wood-burning oven and provides access to the primary living quarters. Accommodations consist of eight elegant suites that combine historical charm with modern comfort, featuring stone and brick walls, wooden beamed ceilings, and country-chic furnishings. These include four standard suites, two luxury suites equipped with fireplaces, and two expansive prestige suites that offer two bathrooms each. Additionally, a separate autonomous villa dominates the property, offering a large living room with a fireplace on the ground floor and two bedrooms on the upper level.

The estate is fully equipped for luxury hospitality and exclusive events, boasting a **panoramic 10 x 6 m swimming pool** and terrace that offer breathtaking views of Siena and the surrounding hills. Culinary excellence is found at the internal restaurant which serves traditional Tuscan dishes using seasonal ingredients from the property's own organic garden. For wellness, the **SPA** has been masterfully carved into the historic dungeons, providing an indoor heated pool with hydromassage, a sauna, a Turkish bath, and emotional showers. Event capabilities are anchored by the **event hall**, a structure capable of hosting 120 people, with approved plans already in place to replace it with a sophisticated glass and metal structure to further enhance the landscape.

This historic residence offers a refined **hospitality experience for up to 30 guests**, making it an unrivaled setting for unforgettable weddings and elite retreats.







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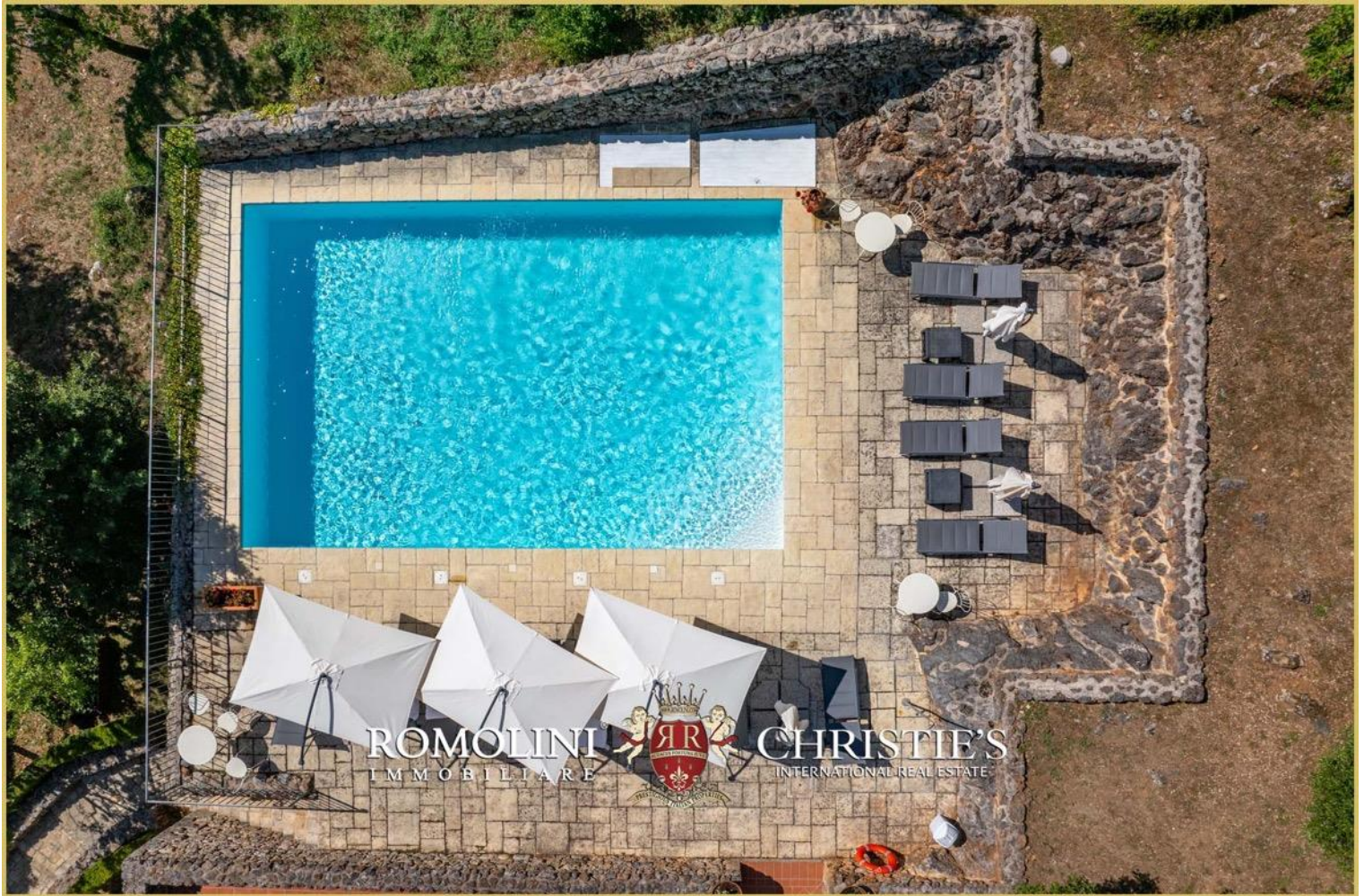
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