

RURAL HAMLET TO BE RENOVATED FOR SALE IN POGGIBONSI, VAL D'ELSA, TUSCANY

Poggibonsi – Siena – Tuscany



Interiors
1,225 m²

Bedrooms
15

Bathrooms
8

Total land
10.4 ha

In the Tuscan countryside, not far from the town of Poggibonsi in the heart of Val d'Elsa, rural hamlet with agricultural land for sale. The complex, over 1,200 m² in total, preserves the authentic character of Tuscan rural architecture, with charming and traditional environments, but requires significant renovation and enhancement work. From an urban planning perspective, the buildings are recognized as having historical and architectural value, which requires conservative recovery while fully respecting the original identity.

SUMMARY OF THE PROPERTY

REFERENCE #: 3037 – COLONICA SENESE

TYPE: country estate

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (400 m)

INTERIORS: 1,225 square meters (13,182 square feet)

TOTAL ROOMS: 48

BEDROOMS: 15

BATHROOMS: 8

ANNEXES: country house, storage room

MAIN FEATURES: stone and brick walls, terracotta and graniglia flooring, wooden beams, fireplaces, porch, panoramic terrace, land suitable for a vineyard

EXTERIOR: 10.4 hectares (25.7 acres)

GARDEN: to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), San Gimignano (15km; 20'), Radda in Chianti (25km; 35'), Siena (30km; 25'), Greve in Chianti (30km; 40'), Gaiole in Chianti (40km; 45'), Firenze (45km; 45'), Asciano (55km; 50'), Montalcino (65km; 1h 10'), Lucignano (70km; 50'), Monte San Savino (70km; 1h), Pienza (80km; 1h 15'), Montepulciano (90km; 1h 15'), Cortona (95km; 1h 10'), Arezzo (110km; 1h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (60km; 50'), Pisa G. Galilei (90km; 1 h 15'), Perugia San Francesco (140km; 1h 40'), Bologna G. Marconi (140km; 1h 45'), Roma Ciampino (270km; 2h 35'), Roma Fiumicino (280km; 2h 35')

COLONICA SENESE

In the Tuscan countryside, not far from the town of **Poggibonsi** in the heart of **Val d'Elsa**, **rural hamlet with agricultural land** for sale. The complex, over 1,200 m² in total, preserves the authentic character of Tuscan rural architecture, with charming and traditional environments, but requires **significant renovation and enhancement work**. From an urban planning perspective, the buildings are recognized as having historical and architectural value, which requires conservative recovery while fully respecting the original identity.

Thanks to its size, location, and potential, the property lends itself to the development of a prestigious private residence, an exclusive village, or a charming hospitality facility, such as a relais, a boutique hotel, or a high-level Agriturismo immersed in the Tuscan countryside.

Poggibonsi is just 1.5 km from the property and has all the necessary services (supermarkets, bars, restaurants, pharmacies, schools of every level, post office...). The **Siena-Firenze highway connection** is about five minutes by car and allows easy movement throughout most of Tuscany.

DESCRIPTION OF THE BUILDINGS

The **main villa** (460 m² – 4,950 ft², 6 bedrooms and 3 bathrooms) is a historic two-story building to be renovated that hosts, in addition to a large warehouse on the ground floor, two spacious apartments.

- **Apt. A:** entrance, living room with kitchen, two bedrooms, and bathroom;
- **Apt. B:** kitchen with external loggia, dining room, living room with terrace, four bedrooms, and two bathrooms.

The **farmhouse** (676 m² – 7,274 ft², 9 bedrooms and 5 bathrooms) is a large rustic stone and brick building on three floors, entirely to be renovated and partially ruined. On the ground floor are large spaces that were once used as warehouses and stables, potentially usable for creating additional living spaces. The rest of the building is divided into three large apartments.

- **Apt. C:** entrance, dining room with kitchen, living room, two bedrooms, and two bathrooms;
- **Apt. D:** living room, kitchen, dining room, four bedrooms, and two bathrooms;
- **Apt. E:** living room with kitchen, three bedrooms, and a bathroom.

Completing the property is an **agricultural warehouse** (89 m² – 958 ft²) that could also serve as a convenient garage with space for several cars.

EXTERIOR

The hamlet is located in the center of a plot of approximately **10.4 hectares (25.7 acres)** on the hillside with good sun exposure. Around the buildings, there is a **garden of 7,645 m²** to be recovered and enhanced, with the possibility of constructing a swimming pool. The rest of the property is almost entirely covered by **arable land** (9.5 ha) that could easily host vineyards, olive groves, or typical Tuscan crops.















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