

Ref. 3056 – **VILLA CASSANDRA**

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MANORIAL VILLA WITH GARDEN FOR SALE IN VAL D'ELSA, A FEW KILOMETERS FROM SIENA

Siena – Siena – Tuscany



Interiors
913 m²

Bedrooms
12

Bathrooms
12

Garden
632 m²

In the heart of a characteristic medieval town in Tuscany, a few kilometers from Siena and on the border of Val d'Elsa, luxury manorial villa with garden for sale. The building, in excellent condition, is very suitable to be used as a private house or exploited in a hospitality perspective thanks to the presence of various rooms and a hall usable as a restaurant, in addition to three real estate units manageable independently. The buildings are arranged around the perimeter of a 632-m² garden overlooking the beautiful and characteristic Tuscan countryside.

SUMMARY OF THE PROPERTY

REFERENCE #: 3056 – VILLA CASSANDRA

TYPE: manorial villa

CONDITIONS: restored, luxury finishes

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 913 square meters (9,823 square feet)

TOTAL ROOMS: 26

BEDROOMS: 12

BATHROOMS: 12

ANNEXES: tool shed, canopy, dependance

MAIN FEATURES: stone and brick walls, marble and terracotta flooring, wooden beams, vaulted ceilings, historical cellar, original fireplaces, panoramic garden, canopy/dining area

EXTERIOR: 632 square meters (6,800 square feet)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 187.06 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (600m; 2'), Siena (15km; 20'), Monteriggioni (17km; 20'), Colle di Val d'Elsa (26km; 30'), Casole d'Elsa (28km; 35'), San Gimignano (42km; 45'), Montalcino (48km; 55'), Poggibonsi (35km; 35'), Castellina in Chianti (40km; 45'), Radda in Chianti (55km; 1h), Volterra (58km; 1h 10'), Montepulciano (72km; 1h 10'), Arezzo (78km; 1h 5'), Greve in Chianti (82km; 1h 15'), Florence (85km; 1h 20'), Cortona (95km; 1h 20'), Grosseto (98km; 1h 25'), Lucca (145km; 1h 50'), Pisa (150km; 1h 55'), Livorno (165km; 2h), Perugia (115km; 1h 35'), Orvieto (145km; 1h 50'), Bologna (185km; 2h 20'), Rome (235km; 2h 45')

CLOSEST AIRPORTS

Firenze A. Vespucci (90km; 1h 20'), Pisa G. Galilei (145km; 1h 50'), Perugia San Francesco (125km; 1h 45'), Bologna G. Marconi (185 km; 2h 20'), Rome Fiumicino (265km; 3h), Roma Ciampino (250km; 3h)

VILLA CASSANDRA

In the heart of a characteristic **medieval town** in **Tuscany**, a few kilometers from **Siena** and on the border of **Val d'Elsa**, luxury **manorial villa** with garden for sale. The building, in excellent condition, is very suitable to be used as a **private house** or exploited in a **hospitality perspective** thanks to the presence of various rooms and a hall usable as a restaurant, in addition to three real estate units manageable independently.

The small village offers all the necessary services for daily needs, easily reachable on foot, and the city of Siena is less than twenty minutes by car from the property. Less than 10 km away is the exit of the **Florence-Siena motorway junction**, which allows easy movement throughout most of Tuscany. A convenient public parking is available nearby.

DESCRIPTION OF THE PROPERTY

The **villa** (732 m² – 7,876 ft², 10 bedrooms and 10 bathrooms) is a large aristocratic building on four floors, characterized by large reception halls and very generous bedrooms. In the basement, there are the old historic cellars, as well as a kitchen, a service bathroom, and a very evocative dining room with vaulted ceilings. On the ground floor are two large communicating living rooms and an independent apartment consisting of an entrance, living/dining room, kitchen, two bedrooms, and bathroom.

On the top two floors, there is the sleeping area of the building that hosts as many as seven rooms with en-suite bathrooms. An internal staircase from the first floor leads to a suggestive bedroom with a bathroom located in the villa's turret.

In one wing of a nearby historic building, **two other housing units** (111 m² – 1,194 ft², 2 bedrooms, and 2 bathrooms) have been created, both accessible directly from the garden. The larger of the two is a large studio with a kitchen and bathroom; the smaller one is a room with a private bathroom.

Completing the property are a convenient garden **tool shed** (10 m² – 107 ft²) and a large paved **canopy** (60 m² – 646 ft²) that is used as an outdoor dining area in summer.

The buildings are arranged around the perimeter of a **632-m² garden** overlooking the beautiful and characteristic Tuscan countryside. The wall enclosing the garden ensures **great privacy** and confidentiality, despite the property being located in the heart of a village.

































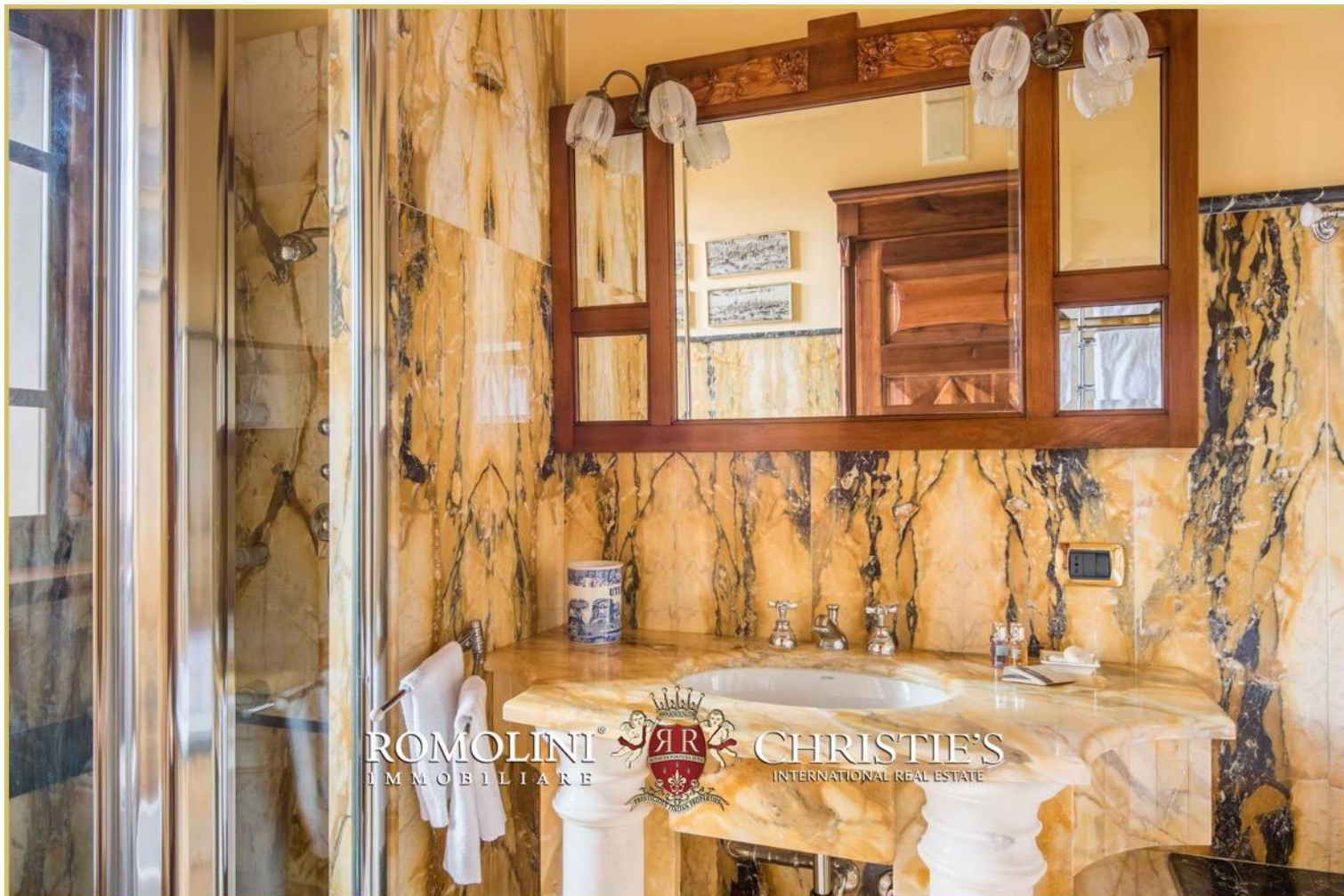












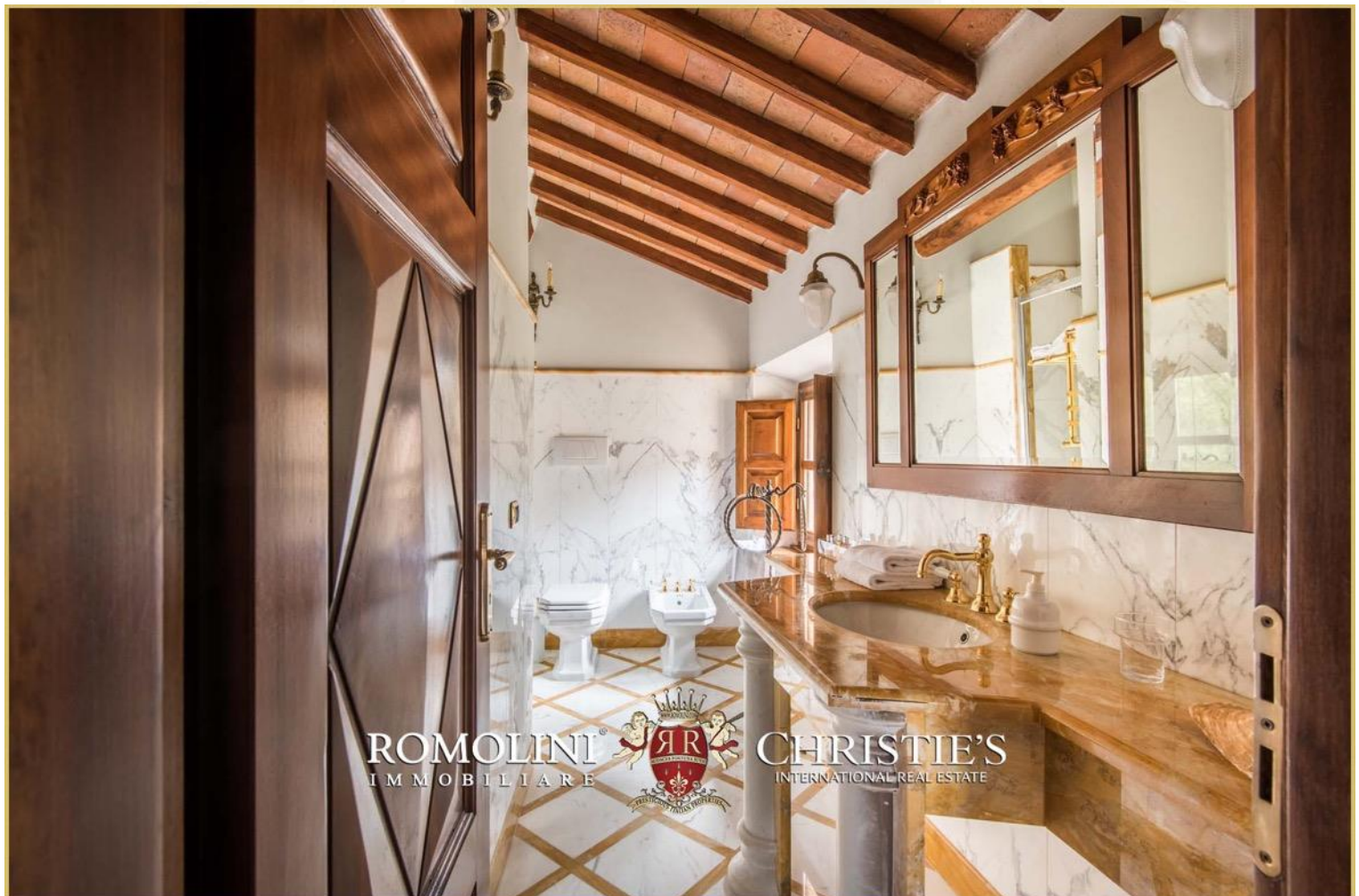






























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