

RENOVATED COUNTRY HOUSE WITH POOL FOR SALE LESS THAN ONE HOUR FROM SIENA

Siena – Siena – Tuscany



Interiors
1,055 m²

Bedrooms
8

Bathrooms
11

Total land
10.7 ha

Swimming pool
15 × 10 m

Immerse yourself in the most authentic Tuscan countryside, in the municipality of Chiusdino, just 30 km from Siena, this prestigious property enjoys a dominant and panoramic position, with wide views of the surrounding valleys. The complex consists of a main farmstead and a guesthouse, both skillfully restored respecting Tuscan architectural tradition. Currently used as a charming farm stay, it represents an ideal solution both as a prestigious private residence and as a high-level accommodation facility.

SUMMARY OF THE PROPERTY

REFERENCE #: 3088 – VILLA LA QUIETE

TYPE: country house

CONDITIONS: restored

LOCATION: hillside, panoramic

ACCESS: excellent

INTERIORS: 1,055 square meters (11,244 square feet)

TOTAL ROOMS: 27

BEDROOMS: 8

BATHROOMS: 11

ANNEXES: guesthouse, technical room

MAIN FEATURES: stone and brick walls, terracotta flooring, fireplaces, exposed wooden beams, in-house gym, oven, shed, terrace, garden, Infinity pool

EXTERIOR: 10.7 hectares (26.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 10 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (500m; 2'), Montieri (15km; 20'), Colle di Val d'Elsa (35km; 35'), Siena (35km; 40'), Monteriggioni (40km; 45'), San Gimignano (45km; 55'), Volterra (50km; 1h), Follonica (55km; 1h), Buonconvento (55km; 1h 5'), Montalcino (65km; 1h 20'), San Quirico d'Orcia (70km; 1h 20'), Firenze (85km; 1h 25'), Montepulciano (95km; 1h 30')

CLOSEST AIRPORTS

Grosseto C. Baccarini (65km; 1h 10'), Firenze A. Vespucci (90km; 1h 20'), Pisa G. Galilei (125km; 1h 50'), Bologna G. Marconi (180km; 2h 10'), Roma Fiumicino (240km; 2h 50'), Roma Ciampino (275km; 3h)

VILLA LA QUIETE

Immerse yourself in the most authentic **Tuscan countryside**, in the municipality of **Chiusdino**, just 30 km from **Siena**, this prestigious property enjoys a dominant and panoramic position, with wide views of the surrounding valleys. The complex consists of a main farmstead and a guesthouse, both skillfully restored respecting Tuscan architectural tradition. Currently used as a charming farm stay, it represents an ideal solution both as a prestigious private residence and as a high-level accommodation facility.

The **main farmhouse** (680 m² – 7,317 ft², 6 bedrooms and 8 bathrooms) is spread over three levels, with spacious and bright rooms that retain the charm of Tuscan country houses. The basement hosts a comfortable gym, while the ground floor is dedicated to the living area, composed of large lounges with fireplaces, a spacious dining room, an equipped kitchen with fireplace and indoor barbecue, and an elegant lounge with panoramic view. The first floor houses the sleeping area, consisting of six bedrooms, all with en-suite bathrooms.

The **guesthouse** (215 m² – 2,313 ft², 2 bedrooms and 3 bathrooms), entirely independent, has a living room with fireplace, kitchen, service bathroom, and two double bedrooms, both with private bathrooms, making it ideal for hosting guests in total privacy. The interiors are enhanced by exposed wooden beams, terracotta floors, and details in natural stone, elements that express the full authenticity of Tuscan tradition.

Completing the property are the **technical room for the pool** (130 m² – 1,399 ft²) with changing room and a small **storage for tools** (20 m² – 215 ft²) adjacent to the farmstead.

EXTERIOR

The property is surrounded by about **10.7 hectares (26.5 acres) of land**, ensuring total privacy and a natural setting of rare beauty. A **well-kept garden of about 7,500 m²** hosts elegant relaxation areas, barbecue spaces, and a traditional wood oven, ideal for fully enjoying the outdoor environments. The property includes two panoramic pools with open views of the Tuscan countryside, a true highlight of the entire complex. To serve the pool area, there is also a technical room, complete with purifying tanks, storage, and changing room, which ensures practical and efficient management of the spaces.

The location, immersed between the **Val di Merse** and the **Metalliferous Hills**, allows easy reach of Siena and the main villages of Tuscany, combining tranquility, nature, and high potential both residential and tourist.



















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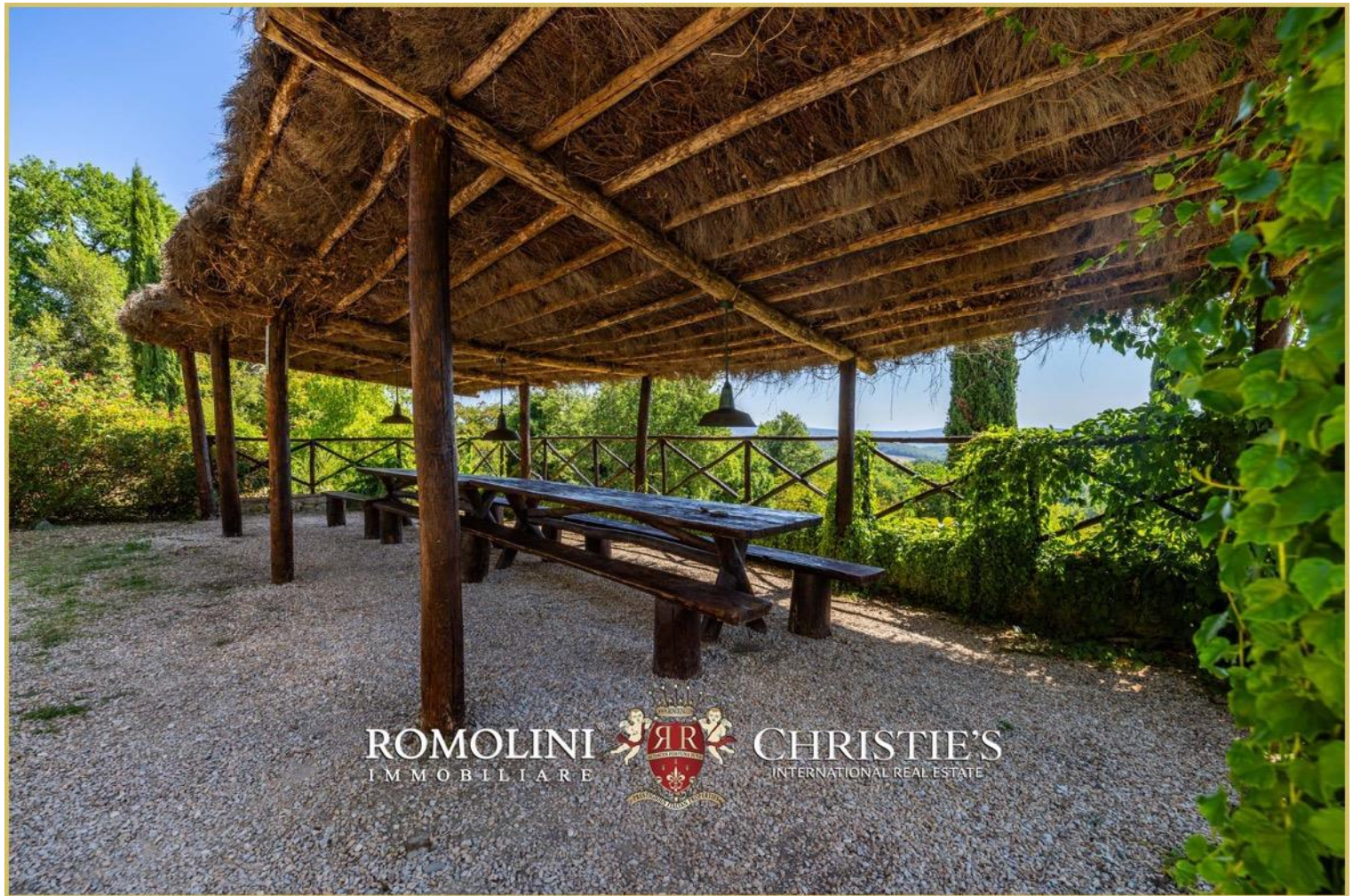
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