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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 417 – **VILLA MONTEPULCIANO**

LUXURY BOUTIQUE HOTEL FOR SALE IN MONTEPULCIANO, TUSCANY

Montepulciano – Siena – Tuscany
www.romolini.co.uk/en/417



Interiors
1,000 sqm

Bedrooms
15 (up to 22)

Bathrooms
16 (up to 23)

Swimming pool
16 x 9 m

Land
2.5 ha

Vineyards
5,300 sqm

Olive grove
450 trees

Not far from Montepulciano at the borders of Val d'Orcia, in a beautiful panoramic position, manorial villa with annexes and swimming pool. The property, roughly 1,000 sqm in total, is currently working as an accommodation business and offers 15 cozy bedrooms, a tasting room for Tuscan dishes and a nice rustic restaurant. All around, the property covers a total of 2.5 ha of land with vineyards and olive grove.

SUMMARY OF THE PROPERTY

REFERENCE #: 417 – VILLA MONTEPULCIANO

TYPE: 16th-century manorial villa

CONDITIONS: restored, luxury finishes

LOCATION: hilly, panoramic

ACCESS: paved road

INTERIORS: 1,000 square meters (10,760 square feet)

BEDROOMS: 15 (up to 22)

BATHROOMS: 16 (up to 23)

ANNEXES: guesthouses, lemon house, chapel

MAIN FEATURES: old construction, old stone windows/doors surrounds, brick-built arches, old terracotta flooring, ceilings with wooden beams and terracotta tiles, old stone fireplace, exposed bricks, frescoed ceilings and walls, air conditioning system, olive grove, small Nobile di Montepulciano DOCG vineyard

TOTAL LAND: 2.5 hectares (6.2 acres)

VINEYARDS: 5,300 square meters (1.3 acres)

OLIVE GROVE: 450 trees

GARDEN: yes, well-maintained

SWIMMING POOL: 16 x 9 m (*Infinity*)

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: already connected

CLOSEST CITIES AND TOWNS

Montepulciano (2km; 5'), Pienza (14km; 15'), Castiglione del Lago (26km, 25'), Cortona (33km; 35'), Montalcino (37km; 40'), Arezzo (52km, 45'), Siena (61km; 1h), Perugia (67km; 55'), Assisi (85km; 1h 5'), Grosseto (91km; 1h 30'), Spello (93km; 1h 15'), San Gimignano (100km; 1h 30'), Florence (109km; 1h 10'), Gubbio (111km; 1h 25'), Rome (179km; 1h 50'), Pisa (200km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (75km; 55'), Firenze Vespucci (123km; 1h 15'), Forlì Ridolfi (185km, 1h 20'), Roma Ciampino (190km, 1h 50'), Roma Fiumicino (206km, 2h), Bologna Marconi (213km; 2h), Pisa Galilei (215km, 2h), Rimini Miramare (217km; 2h 35')



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The property takes its name from the famous town of Etruscan origins that it overlooks, witness of the passage of famous artists like **Luca della Robbia** and **Duccio da Buoninsegna**, who embellished the city under Florentine rule.

The origins of this wonderful property date back to the Etruscan period, when it said the subterranean passages, that now are part of the cellars, belong to.

Set among the most beautiful towns of **central Italy**: Montalcino, Pienza, Cortona, San Gimignano and Siena, the Villa lies on a fantastic position, although being close to all the amenities.

DESCRIPTION OF THE BUILDINGS

Immersed in a wonderful Italian garden, which has been perfectly maintained by the current owners and where anyone can enjoy peace and relaxation by reading a book or simply admiring the wonderful panorama, the **villa** (9 bedrooms and 10 bathrooms) is a rare beauty jewel which during the Renaissance has made rivals some of the most important families. This is confirmed by the frescoes and armorial bearings depicted in the façade of the building. The house is set on four levels.

- **Lower ground floor**: cellar, tasting room, rustic restaurant with kitchen and independent apartment (living room, kitchen, bedroom and bathroom);
- **Ground floor**: entrance hall with frescoed reception, living room with fireplace, guest bathroom and two suites (bedroom, living room and bathroom);
- **First floor**: two bedrooms with bathroom, suite (bedroom, living room and bathroom) and closet;
- **Second floor**: three bedrooms with bathroom.

This last level has a rustic style: the ceilings have exposed beams and terracotta tiles and the floors are in parquet. The ground and first floors features frescoed ceilings and terracotta flooring instead.

The **lemon house** (1 bedroom and 2 bathrooms) has been converted into a **cozy restaurant** with professional kitchen and powder room and by an independent apartment with living, kitchenette, dining room, bedroom and bathroom.

The **guesthouse A** (2 bedrooms and 1 bathroom, formerly a barn) is made up of a living room, two bedrooms and a bathroom.

The **guesthouse B** (2 bedrooms and 2 bathrooms), located not far from the villa and restored in 2009, is split into two bedrooms with bathroom. The lower floor of the building is made up of a few rooms, all fitted with systems and plumbing, with an approved project for the creation of two more bedrooms with bathroom.

The **guesthouse C** (1 bedroom and 1 bathroom) is a newly-built cottage (2019) amidst the vineyards and is made up of a cozy bedroom with bathroom, ideal for anyone looking for romantic and quiet accommodation.

The property is finally completed by a nice **private chapel**.



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The demolition of a nearby agricultural shed (currently ongoing) also allowed recovering good volumes (totaling roughly 350 sqm) that could be used to create further accommodations for the guests. With a subdivision akin to the one already adopted for the hotel, one could easily create five more bedrooms, for a total of twenty-two.

EXTERIORS

The property is surrounded by a well-maintained **Italian garden** (4,500 sqm), dotted with beautiful flowers, fountains, paved walkways and secular trees, in a very evocative atmosphere.

The **16 x 9 m swimming pool**, very panoramic and with an *Infinity* layout, is fitted with a whirlwind system. Under the swimming pool there is a 60-sqm storage room that can be converted into a SPA.

The property is completed by 2.0 hectares of agricultural land including 450 olive trees (over 1.4 ha) and a **small vineyard** (5,300 sqm) to produce the renowned **Nobile di Montepulciano DOCG**.



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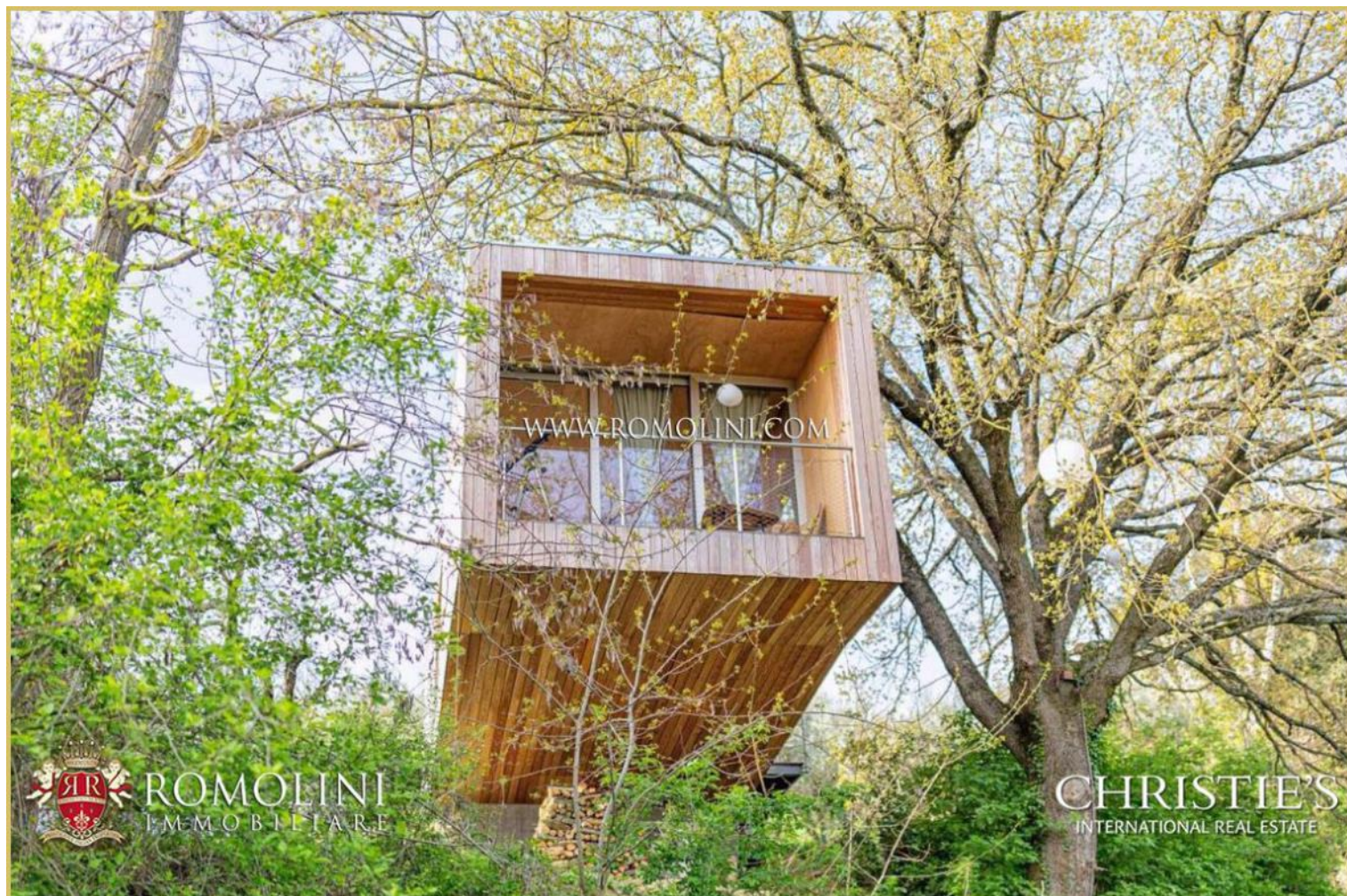
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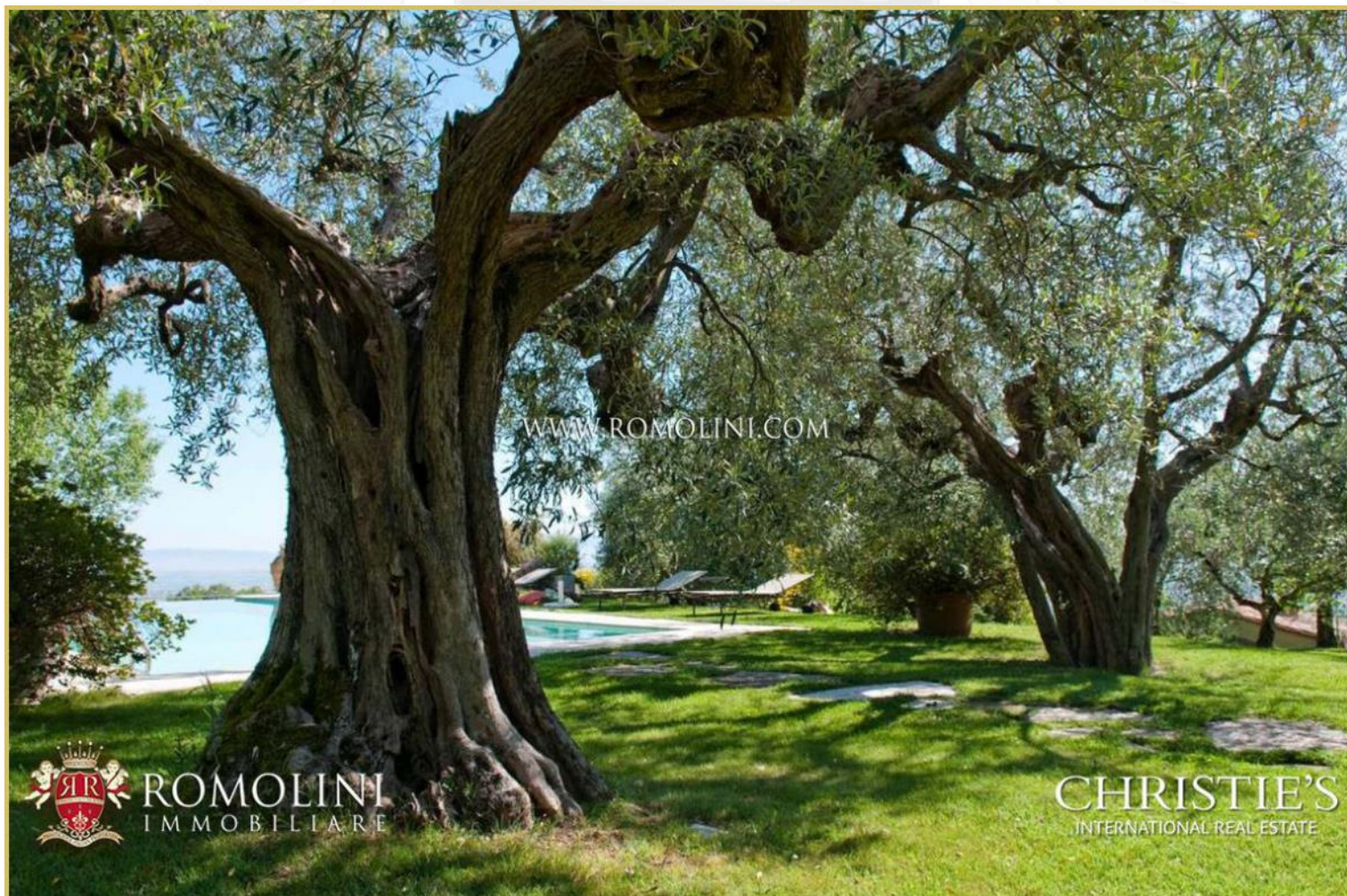
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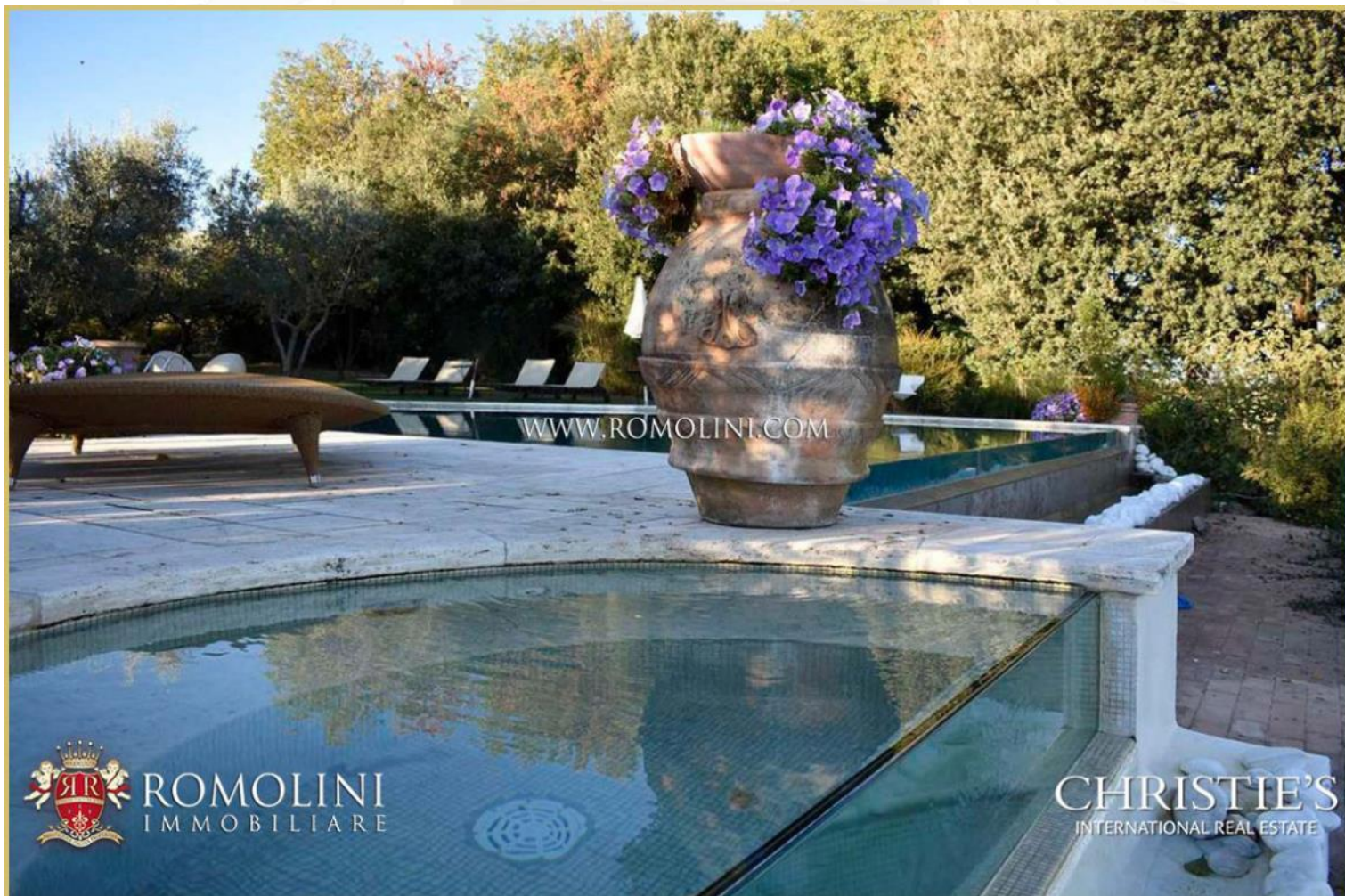
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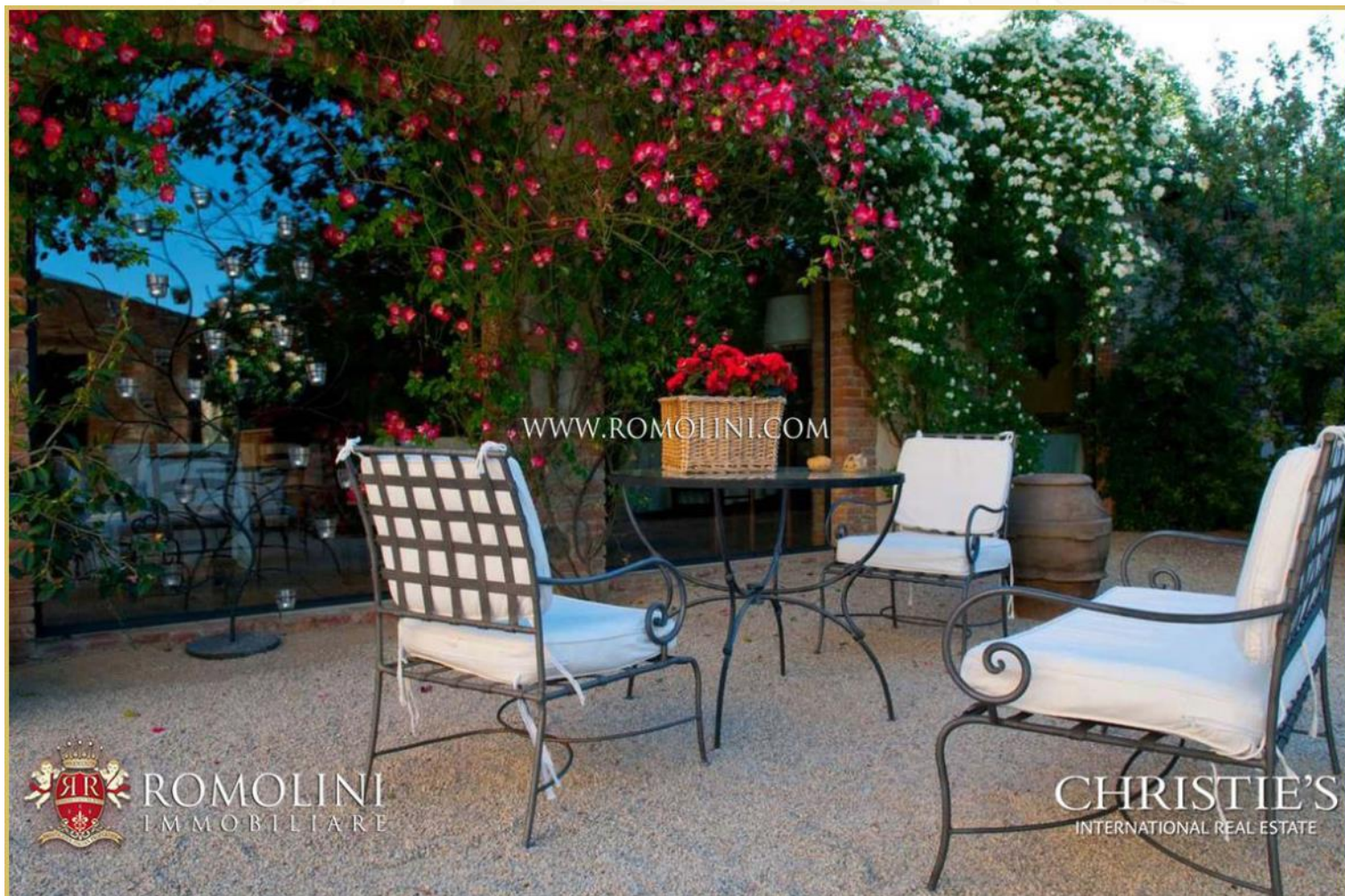
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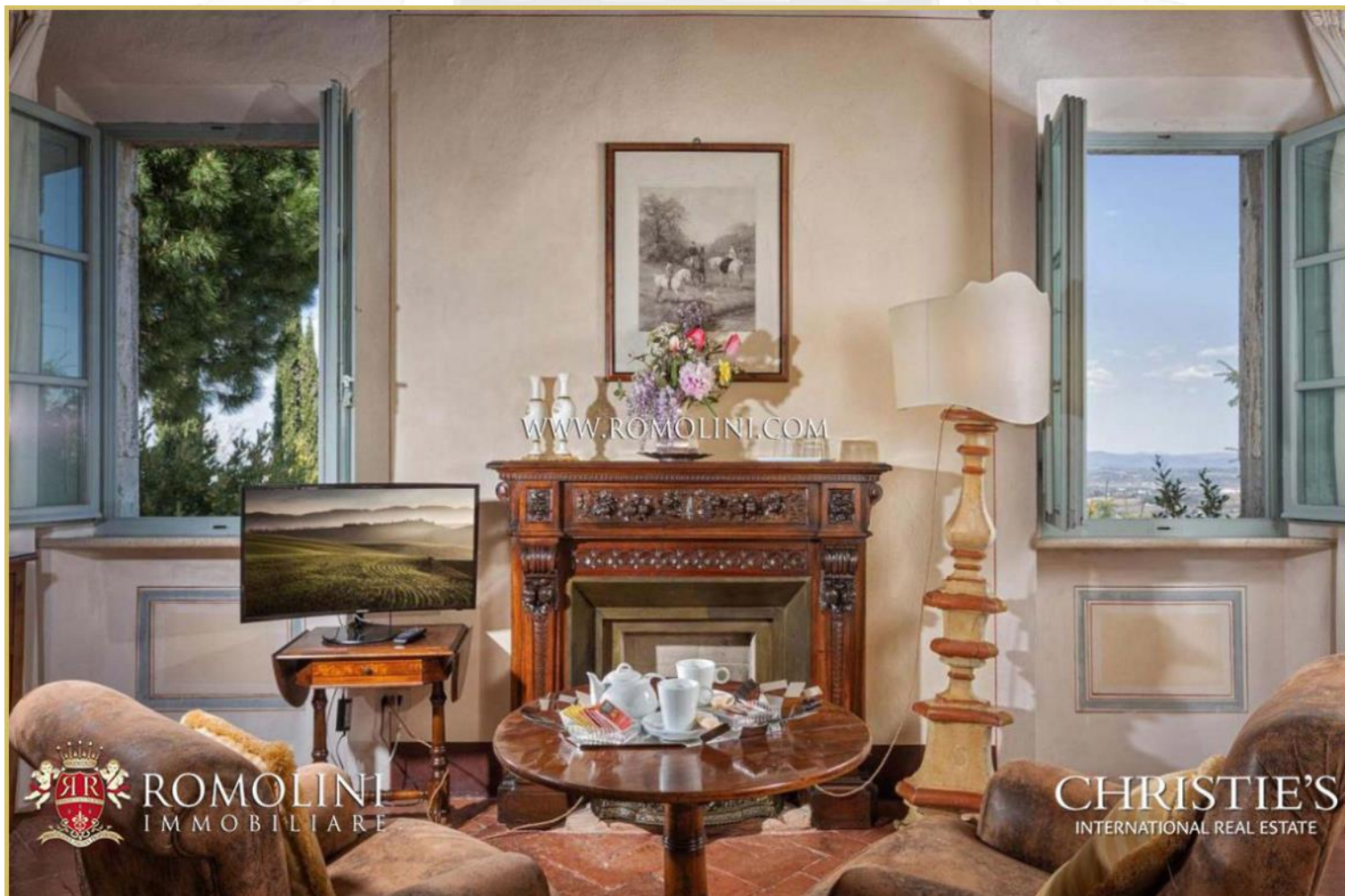
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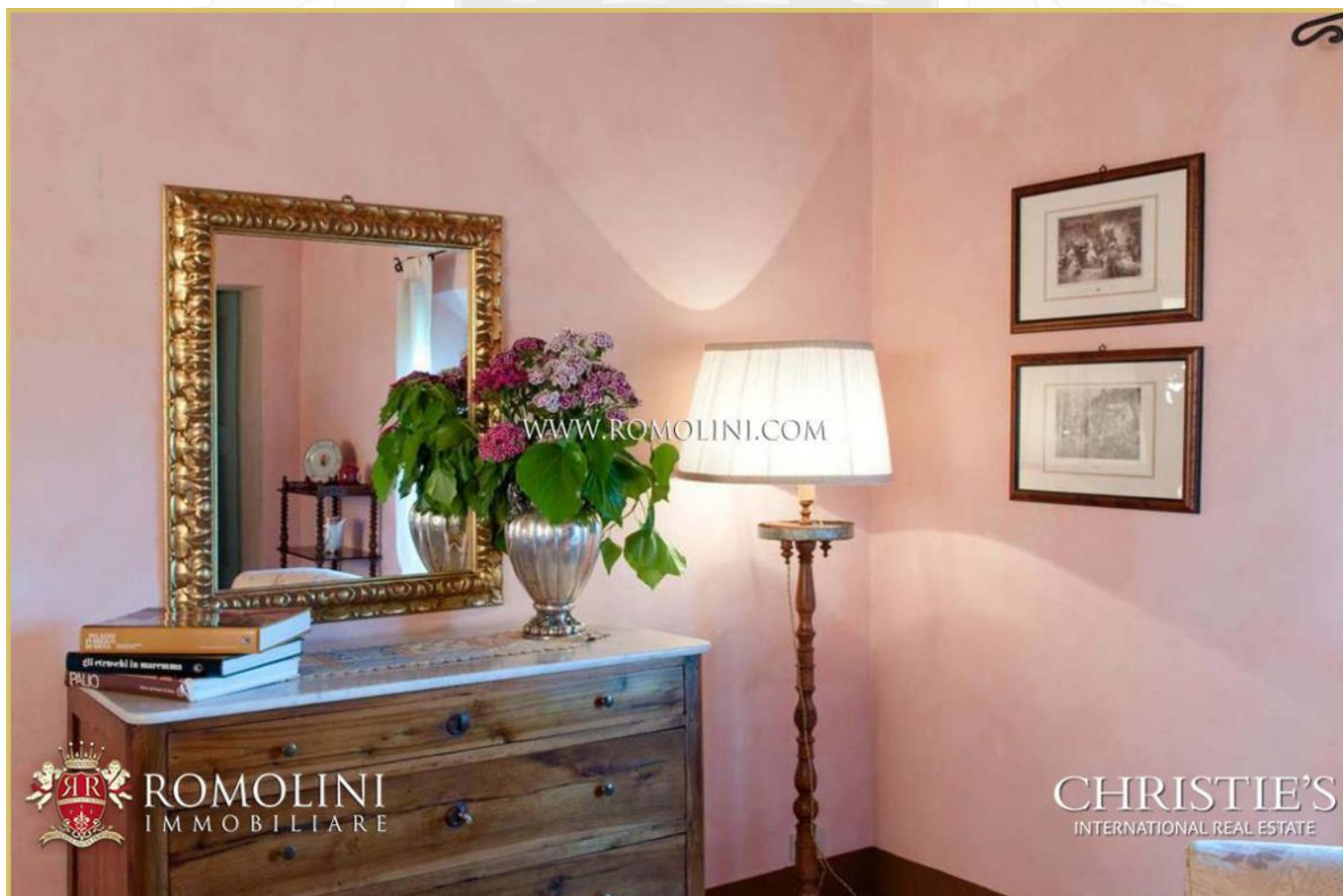
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