

Ref. 999 – **TENUTA VINICOLA SIENA**

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WINE ESTATE WITH PERIOD VILLA FOR SALE IN TORRITA DI SIENA, CHIANTI, TUSCANY

Torrata di Siena – Siena – Tuscany



Interiors
4,331 m²

Bedrooms
10 (up to 20)

Bathrooms
8 (up to 18)

Swimming pool
18 × 8 m

Total land
26.4 ha

Vineyards
13.6 ha

Bottles of wine
80,000 max

Olive grove
80 trees

Oil
150 kg

In the hills on the border between Valdichiana and Valdorcia, not far from Torrita di Siena and Sinalunga, wine estate with manor house for sale. The estate falls within the Chianti Colli Senesi DOCG production area and lends itself very well to be used as a luxury boutique hotel or event/ceremony location. The 13.6-hectare vineyard produces around 80,000 bottles of wine each year.

SUMMARY OF THE PROPERTY

REFERENCE #: 999 – TENUTA VINICOLA SIENA

TYPE: manorial villa with vineyards

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 4,331 square meters (46,601 square feet)

TOTAL ROOMS: 30

BEDROOMS: 10 (up to 20)

BATHROOMS: 8 (up to 18)

ANNEXES: cellar, manorial chapel

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, frescoed vaulted ceilings, original fireplaces, historical cellars, manorial chapel, park, swimming pool, Chianti Colli Senesi DOCG

EXTERIOR: 26.4 hectares (65.2 acres)

VINEYARDS: 13.6 hectares (33.6 acres)

WINE PRODUCTION: 80,000 bottles / year

OLIVE GROVE: 80 trees

OIL PRODUCTION: 150 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 18 x 8 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 196.59 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Torrita di Siena (4km; 10'), Sinalunga (4km; 10'), Montepulciano (14km; 20'), Pienza (20km; 25'), Cortona (33km; 35'), Castiglione del Lago (36km; 30'), Montalcino (38km; 45'), Arezzo (47,3 km; 40'), Siena (50 km; 45'), Perugia (66km; 50'), Assisi (88 km; 1h 10'), San Gimignano (90 km; 1h 15'), Todi (106 km; 1h 20'), Florence (107km; 1h 15'), Punta Ala (159 km; 2h 10'), Lucca (173 km; 2h 9'), Forte dei Marmi (206 km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (72km; 55'), Firenze A. Vespucci (121km; 1h 15'), Pisa G. Galilei (181km; 1h 5'), Roma Ciampino (203km; 2h), Bologna G. Marconi (205km; 2h), Roma Fiumicino (218km; 2h 2')

TENUTA VINICOLA SIENA

In the hills on the border between **Valdichiana** and **Valdorcia**, not far from **Torrita di Siena** and **Sinalunga**, **wine estate** with manor house for sale. The estate falls within the **Chianti Colli Senesi DOCG** production area and lends itself very well to be used as a luxury boutique hotel or event/ceremony location.

The location of the estate is very convenient, just 4 km from Torrita di Siena where all services are available (supermarkets, schools, gas stations...) and the train station that easily connects the whole of **Tuscany**. Also at the same distance is Sinalunga. The junction of the **A1 highway** is also less than 10 km away, making it possible to reach Florence in just over an hour.

DESCRIPTION OF THE BUILDINGS

The **manor house** is a large stately building built in the 18th century over a pre-existing medieval convent, the structure of which can be seen today in the underground cellar. The building, renovated in 2007, now has four floors:

- **Basement:** historic cellars;
- **Ground floor:** large kitchen with fireplace and dining area, formal dining room with original fireplace, several living rooms, second dining room furnished with pieces that belonged to opera tenor Enrico Caruso, office, service bathroom and private Baroque-style chapel with original altar and early 20th-century organ;
- **First floor:** reading room, living room, dining room with fireplace, music room with piano that belonged to Caruso, billiard room, master bedroom with en-suite bathroom, six bedrooms, five bathrooms and two storerooms;
- **Second floor:** janitor's apartment (entrance hall, kitchen, living room, three bedrooms, bathroom and laundry room).

The villa is accompanied by a **22,000-m²** **park** dotted with ornamental plants and decorative elements. A short distance from the buildings is the **18 x 8 m swimming pool** with white stone sunbathing area. The park is also the perfect setting for events and ceremonies, thanks to mostly flat surfaces overlooking the surrounding countryside.

The **wine cellar**, complete with equipment and facilities (aging, bottling, labeling), on the other hand, is located on the lower floor of what was once a barn (now in need of renovation and potentially convertible into a large unit with multiple guest apartments).

EXTERIOR

The farm covers a total area of **26.4 hectares (65.2 acres)** on gentle hills. The main production is viticulture, which can count on 13.6 ha of vineyards (13.0 ha **Chianti Colli Senesi DOCG** + 0.6 ha **Toscana IGT**) planted in 2008: annual production is around **80,000 bottles of wine** (about 600 hl). A **small olive grove** (80 trees) produces about **150 kg of excellent extra virgin olive oil**. The vacant portions of land, on the other hand, are devoted to arable land (about 10.3 ha) covered with trees but easily usable for planting new crops.



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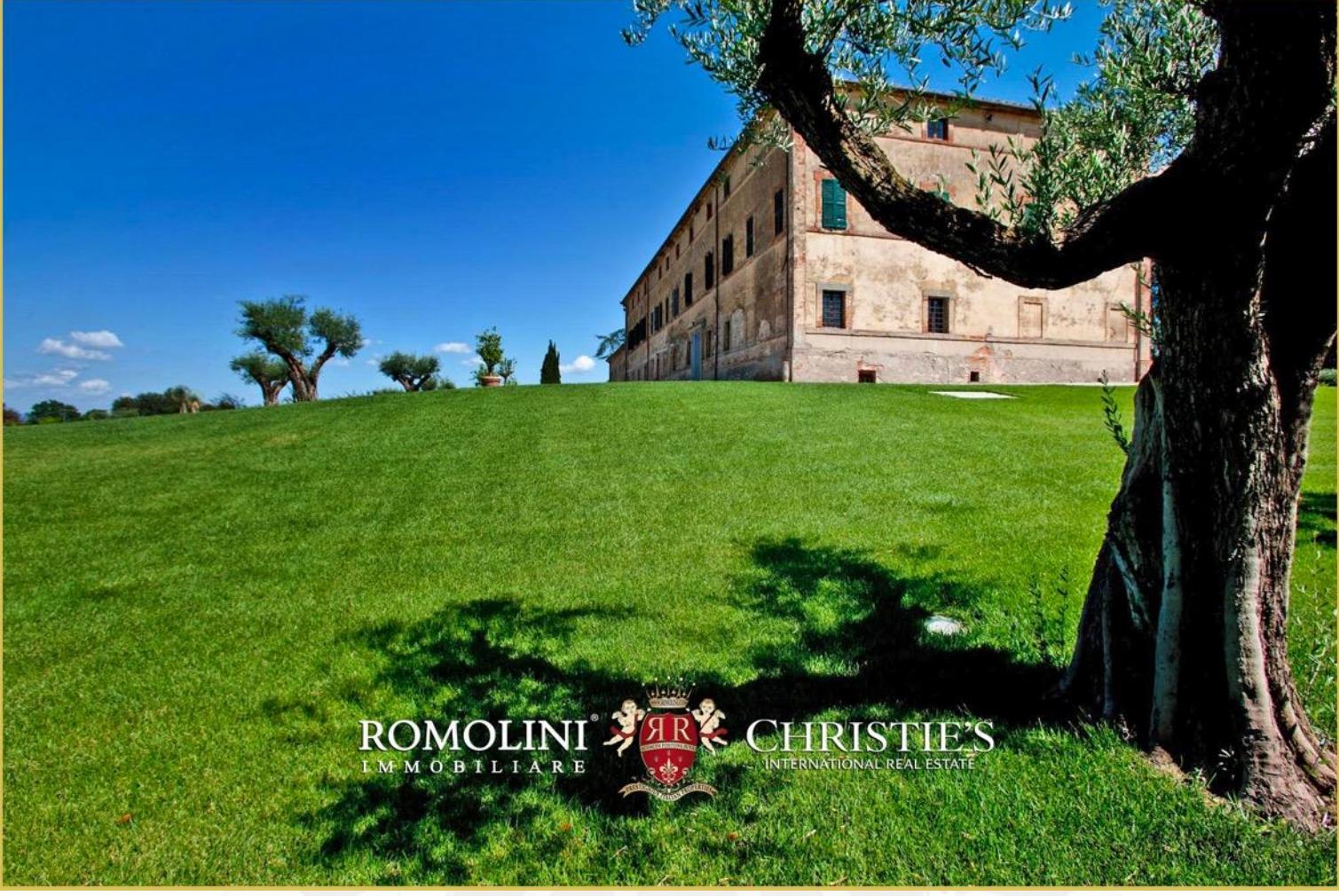


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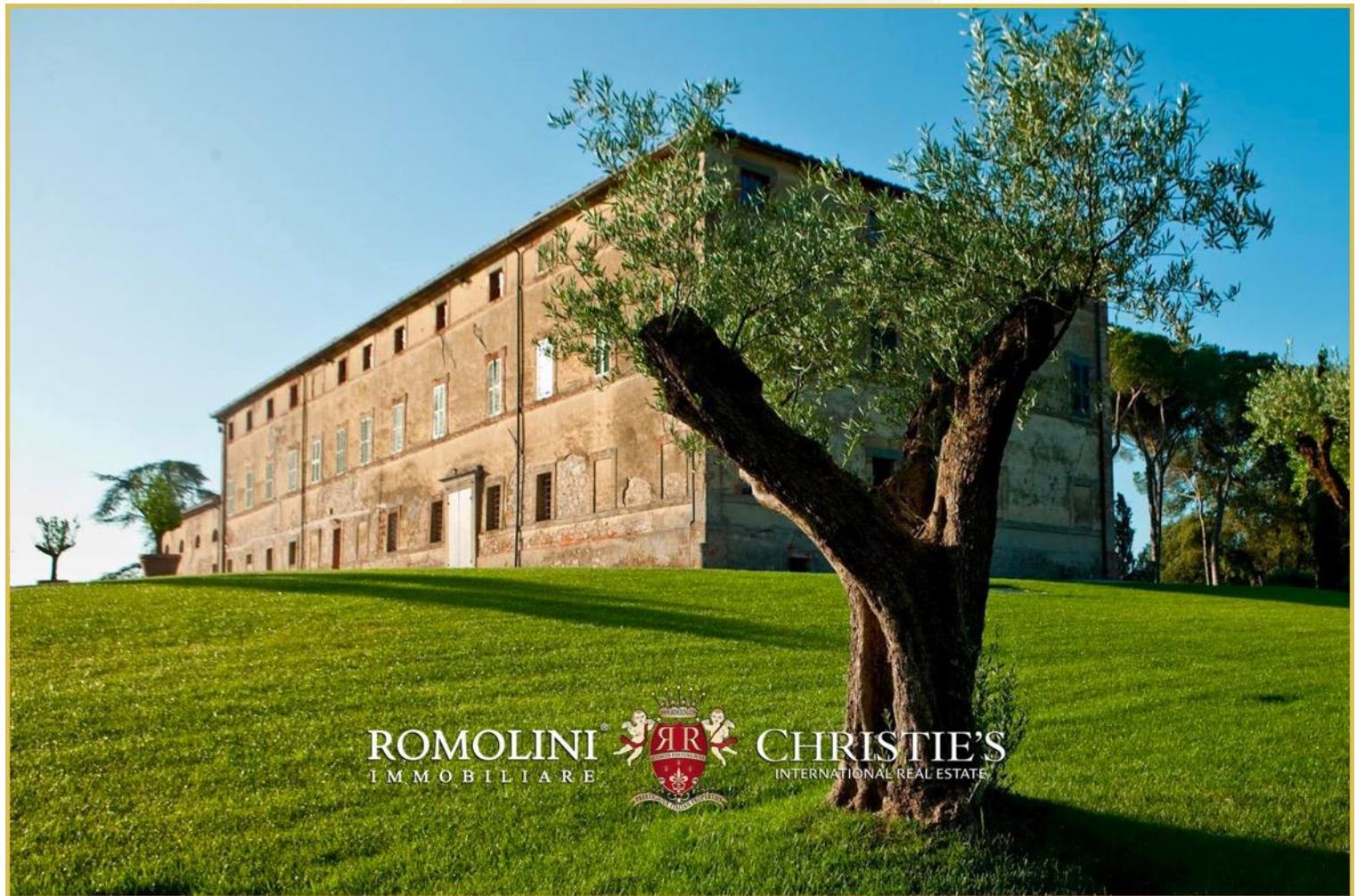




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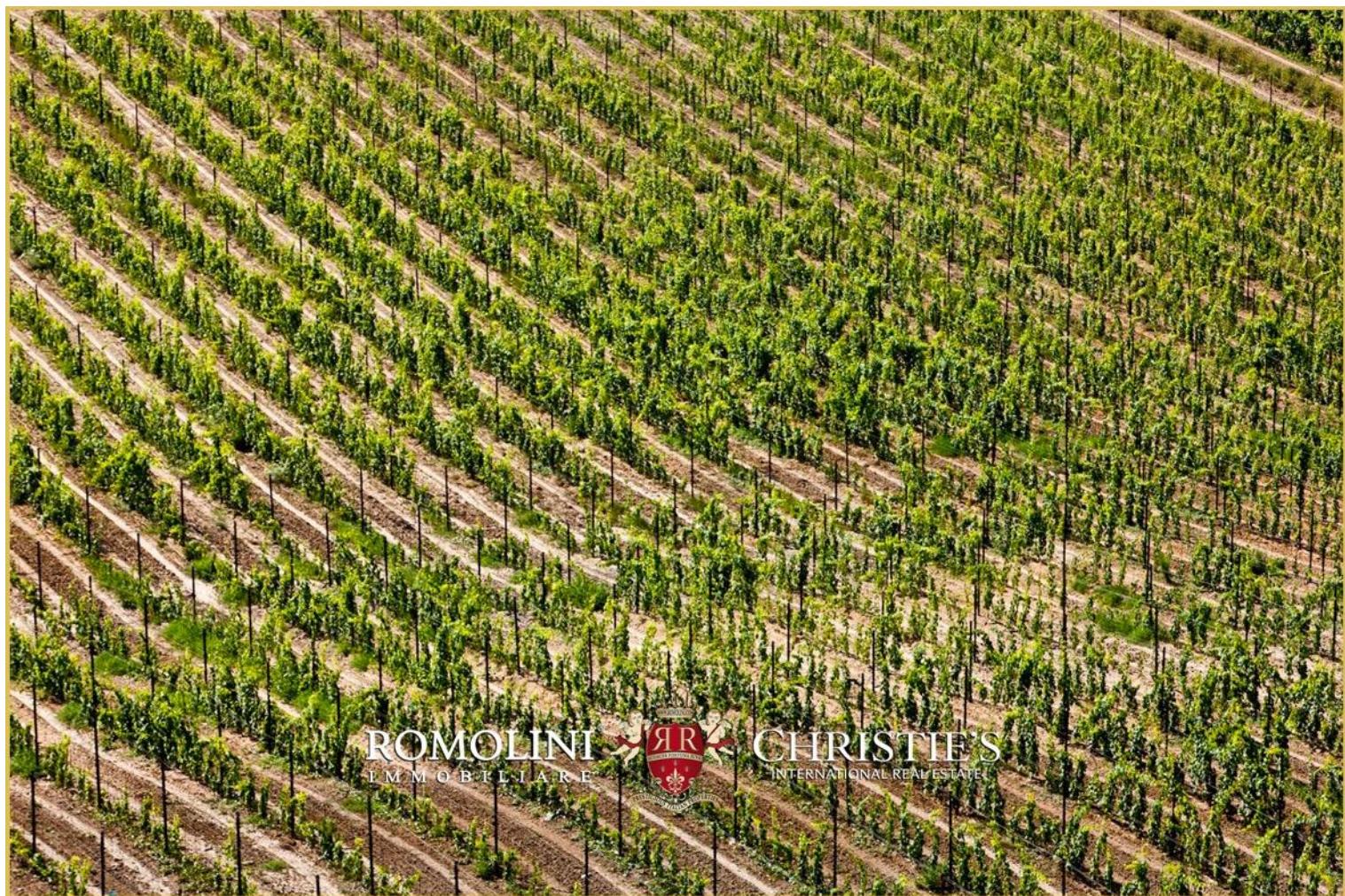
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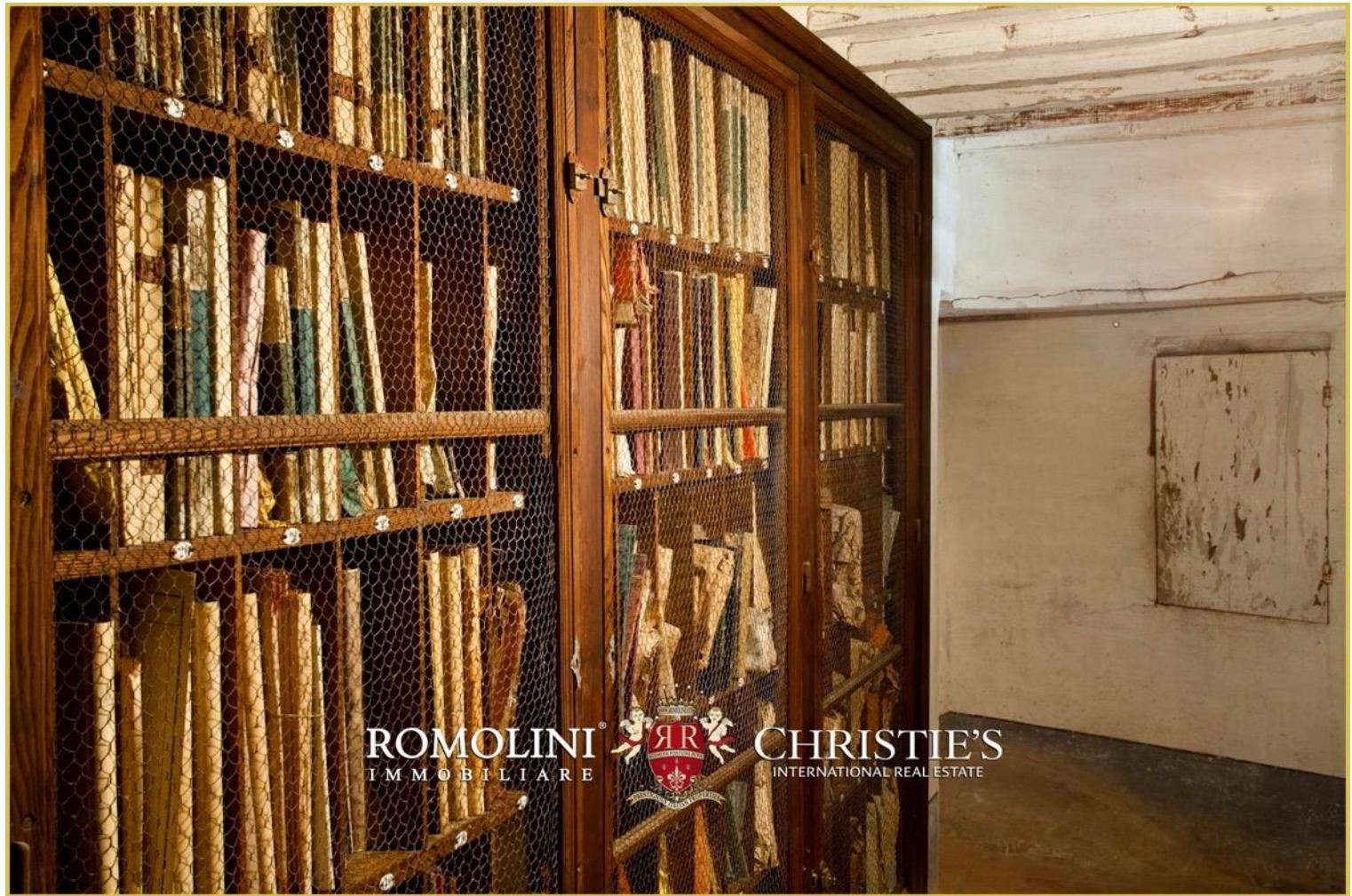




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