

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

**Torrita di Siena – Siena – Tuscany**



**Interiors**  
4,331 m<sup>2</sup>

**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 × 8 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + natural spring

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 196.59 kWh/m<sup>2</sup>year)

**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 20<sup>th</sup>-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 × 8 m swimming pool** with white stone sun-bathing 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.





















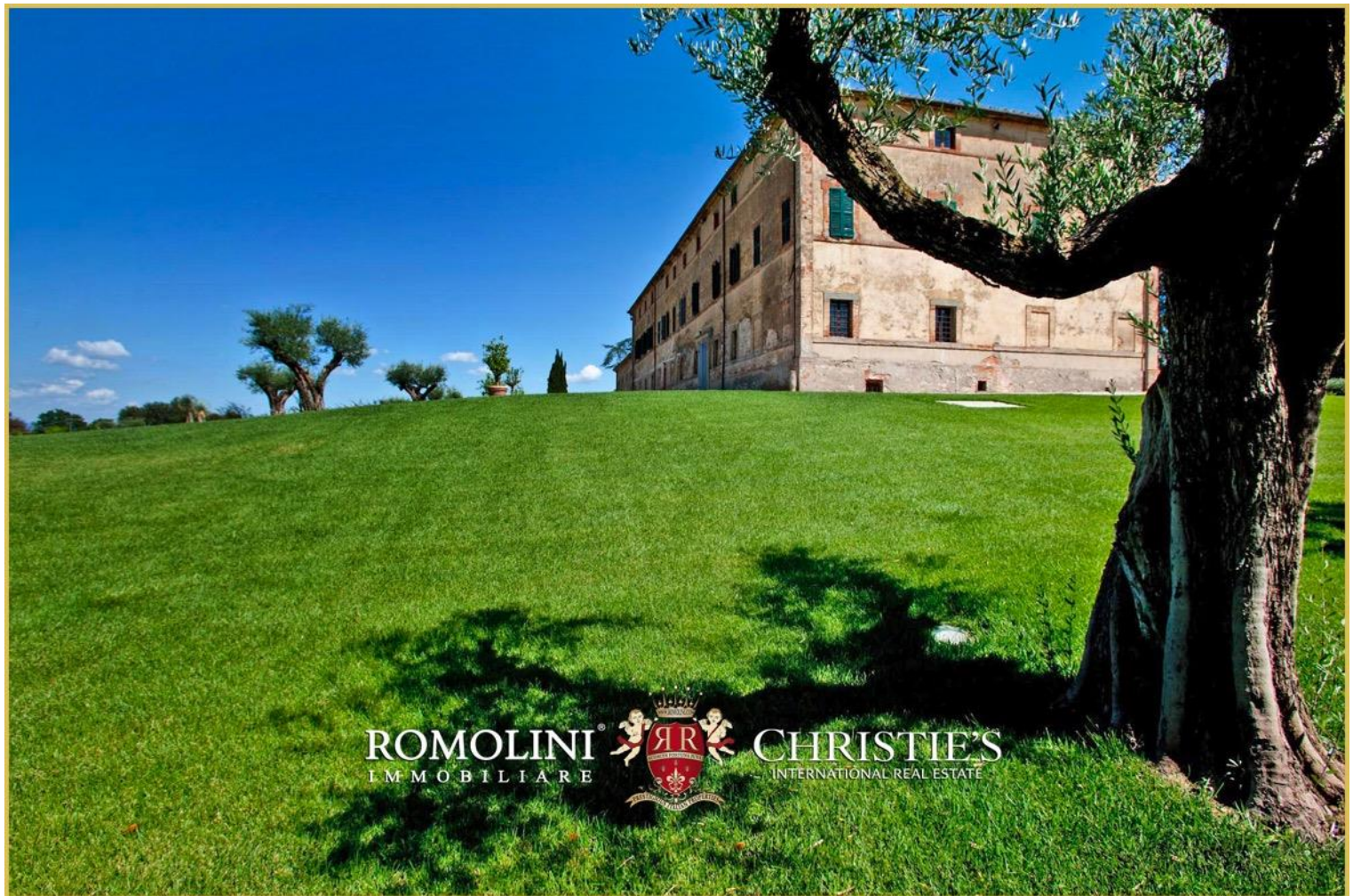




















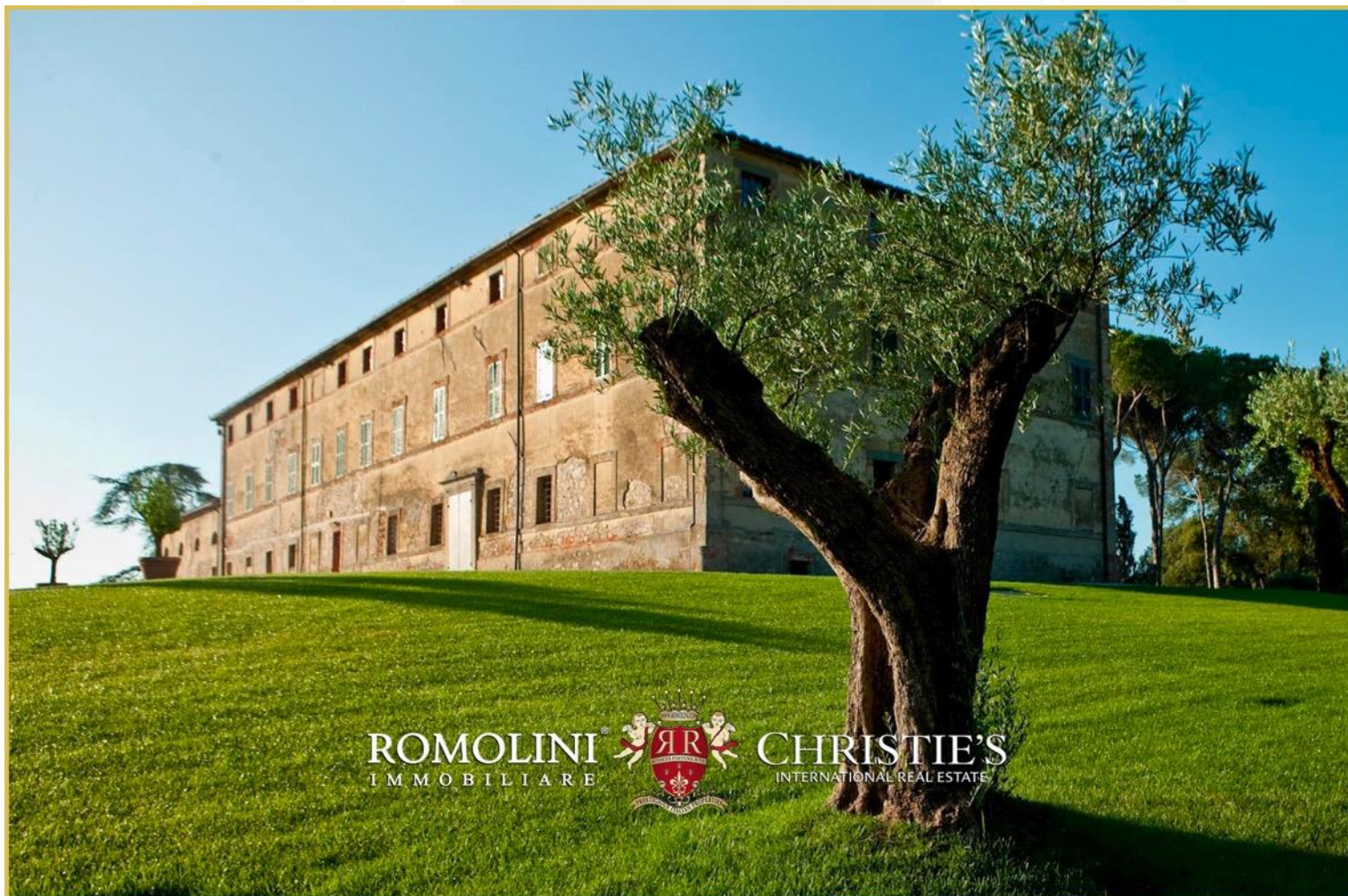
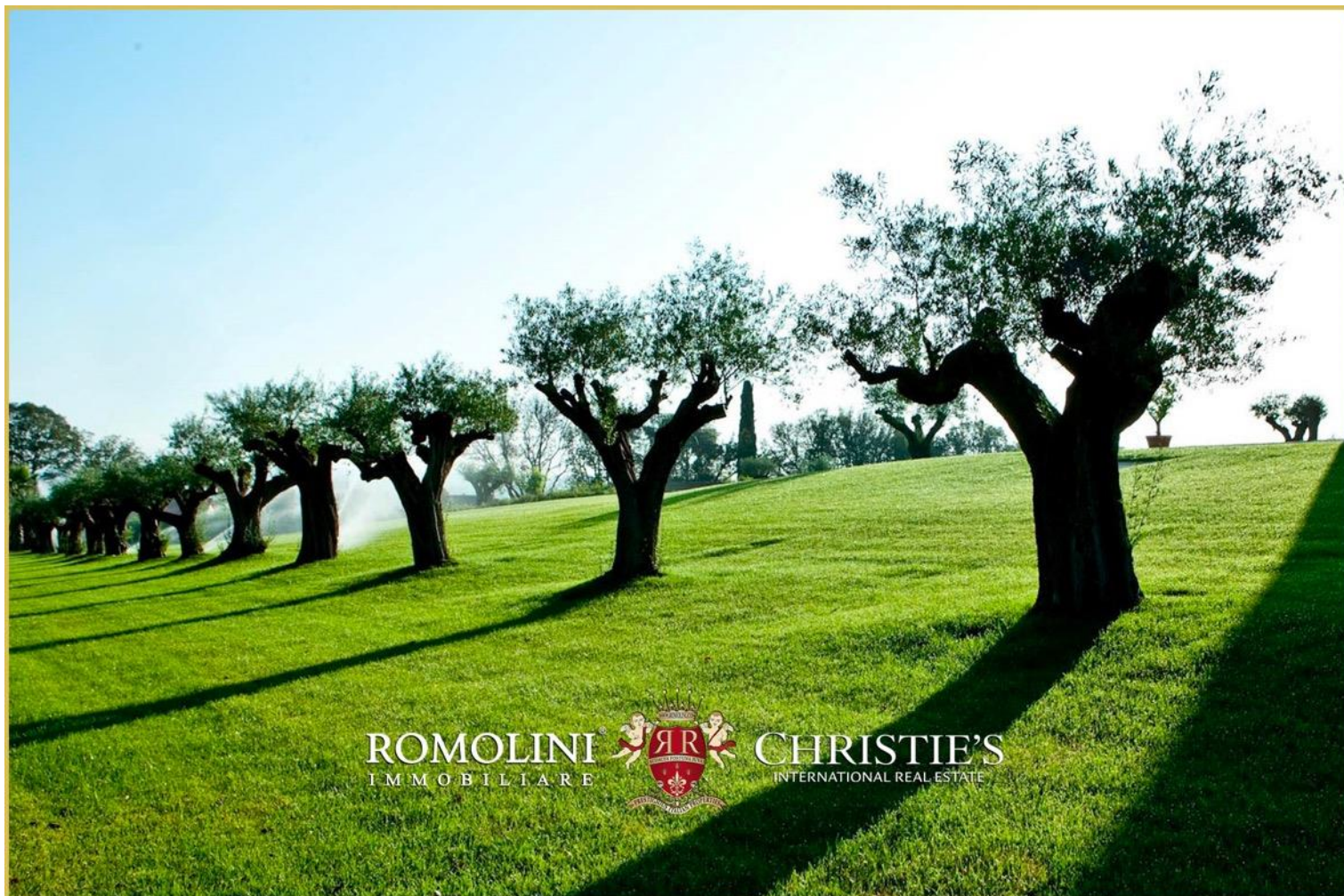




























































































ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





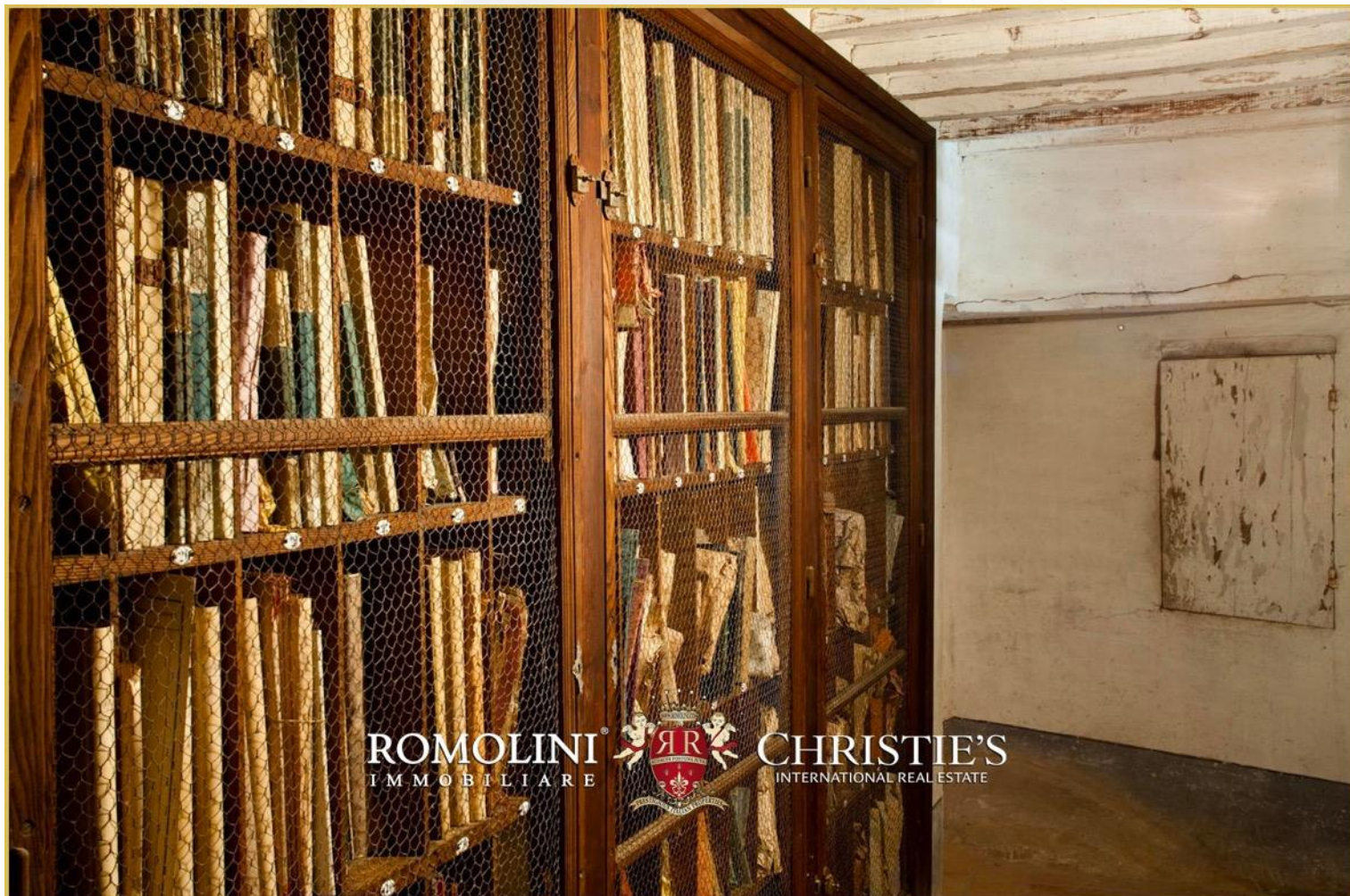




ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE









































ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)