

SANTANDREA
luxury houses

Price: €2,400,000

Bedrooms: 8

Bathrooms: 9

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Siena Toscana

Siena (Siena) - Ancient Farmhouse in Siena

This completely independent ancient farmhouse is located on a hill outside the walls of Siena. Built on the property of a noble family during the 18th century was used as a farmhouse till the owners decided to partially use it as the personal residence of one of their sons and using the remaining rooms for touristic purposes because of the strategic position and the open view on the city.

Thanks to the careful restoration work finished in 2005 the property is now considered as one of the most charming property of the city. The great hall and the monumental garden dating back to 1853 designed by Architect Agostino fantastici shows the property uniqueness.

The living surface is about 600 mq. arranged in two levels. The main house (about 400 mq) has a large living room on the ground floor with direct access to the garden, a large kitchen with a pantry room, a studio, a bathroom, a laundry room and numerous closets. The ground floor still offers a dependance with beautiful porch overlooking the pool and the city complete with living room, bathroom, kitchen and bedroom. On the upper floor, a suite room composed of a large bathroom with a jacuzzi and a studio/walk-in-closet.

The area dedicated to the hosting business on the ground floor has a lovely dining room, two bedrooms with en-suite bathroom and an additional bathroom for the guests. On the first floor three light room with en-suite bathrooms, one of which has a sitting area, an utility room and a loft.

The rooms have terracotta tiled floor and parquet, the ceiling has the typical Tuscan style of bricks and exposed wooden beams.

The well-kept garden is rich of native plants and panoramic spots where you can relax in the shadow of a pergola while enjoying the breath taking view of the surrounding hills.

There is also a beautiful swimming pool overlooking the city, designed by the present owner who personally selected the stones framing the edge and coming from the nearby Mount Amiata.

The actual land of relevance is about one hectare but it is possible to purchase the adjacent land and expand

the cultivation of biological extra-virgin oil.

The property is fully fenced and equipped with the alarm system

The heating system is powered by methane gas from the city duct and has two addition solar panels which limit energy consumption and heat the swimming pool water to some degree. Urban water network and a private well with irrigation pumps.

*** LOCATION ***

Countryside of Siena in a dominant position overlooking the city.

Distances:

Siena : 2.5 km

Motorway junction to Firenze/Roma 4 km

Monteriggioni 21 km.

San Gimignano 40km.

Volterra 54 km.

Montalcino 37 km

Firenze 65 km

Arezzo 62 km.

Florence Airport 75 km

Pisa Airport 130 km.

Roma Fiumicino Airport 250 km.

Royal Golf la Bagnaia 19 km.

SERVICES

Restaurants, shops, banks, schools, all services are located within 2.5 kms.

Number of rooms:15

Number of bedrooms:8

Number of baths:9

Number of parking spaces:8

Concierge:No

Elevator / Lift:No

Garden:Private

Swimming pool:Private

Heating:Autonomous

Air-conditioning:Present

Year renovated:2005