



## TENUTA LECCIO SECOLARE



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,925,735.92

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Pomarance
Soumis:	26/03/2026

### Description:

In a dominant and private position, immersed in the authentic beauty of the Tuscan countryside, we offer for sale a charming farmhouse with open and picturesque views over the surrounding landscape. The main property, measuring approximately 600 sqm, is arranged over two levels and retains the intact charm of traditional Tuscan rural architecture. On the ground floor, the interiors welcome us with a spacious kitchen featuring a fireplace, a large dining room ideal for convivial gatherings, three elegant living rooms, and a functional pantry/storage room. There are also additional ancillary rooms, partly in need of renovation, offering interesting opportunities for customization. The first floor hosts the sleeping area, currently partly used for hospitality purposes, consisting of seven bedrooms with en suite bathrooms, a refined frescoed sitting room, and two additional bedrooms sharing a large bathroom. On this level there is also the owner's residence, featuring three bedrooms, a kitchen, and a bathroom, as well as further spaces to be restored. Completing the property is a 345 sqm guesthouse arranged over two levels: storage rooms on the ground floor, and on the upper floor an independent apartment to be renovated, composed of a living room, kitchen, bathroom, and two bedrooms. The outdoor areas are designed to fully embrace nature and relaxation: a well-kept garden with an outdoor dining area, shaded terraces, and spaces dedicated to leisure. The splendid panoramic swimming pool, measuring 14x7 meters, accompanied by a children's pool, offers breathtaking views over the Tuscan hills. The estate extends over approximately 120 hectares of land, including 150 olive trees and extensive areas divided between woodland and arable land, ensuring privacy and absolute tranquility.

Part of the farmhouse has been renovated and features frescoed reception rooms with vibrant colors, harmoniously alternating with more understated spaces. Another portion of the estate, however, still



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requires renovation works.

All utilities are available. The water supply is guaranteed by the public aqueduct and a private well. The heating system is wood-fired. Solar thermal panels are installed and there is Internet connection.

This property is an excellent investment opportunity for the development of a tourist accommodation business.

The village with essential services is just 3 km away (5 min), and nearby it is possible to reach Pomarance (10 km, 15 min), Castelnuovo Val di Cecina (10 km, 15 min), Cecina (50 km, 1 hour), Siena (80 km, 1 hour and 30 min), Livorno (85 km, 1 hour and 30 min). The nearest airports are Pisa Airport (100 km, 1 hour and 30 min), Florence Airport (115 km, 1 hour and 50 min), Bologna Airport (200 km, 2 hours and 40 min), Rome Airport (255 km, 3 hours and 10 min).

The Great Estate group, for each acquired property, conducts a technical due diligence through the seller client's appointed technician, allowing us to thoroughly understand the urban planning and cadastral status of every asset. This due diligence may be requested by the client upon expressing genuine interest in the property.

Condition: Reformed  
Année: 1700

## Commun

Dimesions du lot: 1214162 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T2497/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2497/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10405

