



## listing



### Agent Info

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Company	IL PUNTO
Name:	IMMOBILIARE
Country:	Italy
Experience	1999
since:	
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### Listing details

Property for:	Sale
Price:	USD 2,863,229.2

### Location

Address:	Monteroni d'Arbia, SIENA, Italy
Posted:	Mar 15, 2023

### Description:

Old 16th century farmhouse, in a beautiful private and panoramic position, completely renovated with park and swimming pool just 10 km from Siena.

Immersed in the greenery, surrounded by cultivated fields, the farmhouse consists of 3 residential units, a main body, an outbuilding and an annex.

The farmhouse is a large and beautiful single house but is currently well managed as an accommodation facility using the 12 bedrooms and 14 bathrooms.

There are 3 large halls on the ground floor, one with a fireplace in the center of the room and another hall with a fireplace and a beautiful ancient covered loggia on the first floor. Around the house there is a well-kept green park of 10,000 square meters with a salt water swimming pool (7 x 14), spaces equipped for children, cooking areas with barbecue, a panoramic terrace above the cellar with a beautiful view of the Val d'Arbia .

The renovation has preserved the ancient flavor and appearance of the Tuscan farmhouses with the addition of modern technologies to reduce pollution and management costs.

The property is equipped with photovoltaic panels, computerized irrigation that draws water from a



nearby lake, video surveillance system with recording, phyto purification system for the recovery of gray water, rainwater collection, satellite connection and total wifi coverage. . During the renovation, all the walls and load-bearing floors were consolidated.

In addition to the 1 hectare park we have 1 ha of Valdarbia white vineyard, 2 ha of land with boxes and fences for horses.

Excellent general condition: air conditioning, excellent water supply system, automatic park irrigation, photovoltaic panels, led lighting and video surveillance.

The atmosphere, a mixture of elegance and rurality, makes living the countryside particularly pleasant and relaxing.

## Common

Bedrooms:	12
Bathrooms:	14
Finished sq. ft.:	900 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: V0224132

