



18TH CENTURY PALACE WITH GARDEN, SINALUNGA



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 928,267.11

Location

Country:	Italy
State/Region/Province:	Tuscany
City:	Sinalunga
ZIP code:	53048
Posted:	Aug 21, 2025

Description:

A historic four-storey gem, partly restored, with garden and cellars, perfect for boutique hospitality or private residences for sale in Sinalunga. Set in the heart of authentic Tuscany, where rolling hills overlook the Valdichiana valley, this captivating 18th-century palazzo with private garden is a rare expression of architectural elegance and exclusive potential. Framed by a scenographic and strategic location within the historic centre of Sinalunga, the property extends over four levels and more than 700 square meters (7793 sq ft) of interior space. Currently undergoing a sophisticated restoration project launched in 2023, the palazzo is being carefully returned to its former grandeur. The work carried out thus far has focused on a meticulous structural consolidation and the revival of original period features. The residence opens onto a beautifully secluded private garden of approximately 800 square meter, bordered by a centuries-old park and a charming piazza. Planning permission has already been granted for the construction of a swimming pool, a feature that would enhance the prestige and lifestyle appeal of the entire property. Internally, the rooms are flooded with natural light and enjoy sweeping vistas over the Church of Santa Croce and the surrounding Tuscan countryside. High ceilings and authentic architectural detailing preserve the historical character of the home, while the principal reception rooms exude refined Renaissance charm. The uppermost level, framed by skylights and dormer windows, leads onto a private rooftop terrace with panoramic views. The ground floor features original rustic cellar rooms with direct access to the town street on one side and to the garden at the rear, offering exceptional potential for conversion into characterful living spaces, creative studios, or hobby rooms. Below, the basement reveals an ancient cave that still retains its original historical atmosphere. The restoration project offers ample scope to tailor the



interiors to individual tastes and lifestyle, and is supported by fully approved plans and permits, ensuring a seamless path from vision to completion. This palazzo is ideally suited for boutique hospitality, with the potential to create up to 12 en-suite rooms, elegant and charming recreational spaces. The added value of outdoor areas, including the private garden and approved swimming pool, further enhances the guest experience. There is also the option to divide the property into four independent residences, presenting a valuable opportunity for high-end private use or as a luxury hospitality venture. Rich in history and local tradition, the town is also famed as the birthplace of the prized Chianina cattle — the largest breed in the world and a symbol of Tuscan excellence. This extraordinary residence is a great opportunity to invest in a timeless property that unites heritage, elegance and modern vision in one of Italy's most treasured landscapes.

PROPERTY Ref: SIN3103

Type: 724 sq m/7793 sq ft four-story historic palace with garden and cellars

Year of construction: 1700

Year of restoration: 2025

Conditions: partly restored, to be completed

Garden: 800 sq m/8611 sq ft with private gate

Terrace/Balcony: roof terrace on the attic floor

Swimming pool: option and permit available

Utilities: Fixed telephone network: available; Internet: available; Heating: methane; Water: mains city supply; Electricity: available; Water waste: mains city connection

The property is owned by a private individual. The location, for privacy, is approximate. Please note all measurements cited are approximate

Energy Efficiency Rating: G

Location: Sinalunga, Province: Siena, Region: Tuscany

Distance from services: walking distance

Distance from main airports: Perugia 73 km/45 miles, Firenze 115 km/71 miles, Pisa 181 km/112 miles, Roma Fiumicino 220 km/136 miles

Layout:

Ground Floor: cellar with brick arches of over 60 sqm, plus five additional cellar rooms, woodshed, storage and passage areas

First Floor: central corridor, living room, dining room, kitchen, study/sitting room, five bedrooms each with en-suite bathroom

Second Floor: central corridor, double-height living room with mezzanine providing access to the attic floor, dining room, kitchen with fireplace, study, multi-purpose room/walk-in wardrobe, three bedrooms each with en-suite bathroom

Third Floor (Attic): five attic rooms with dormer windows and skylights, and access to the rooftop terrace

Basement: ancient cave with wine cellar

Built: 1700

Common



Finished sq. ft.:	724 sq m
Lot Size:	800 sq m

Building details

Number of Floors:	4
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/SIFI-T1536/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	37963
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