



The Convent with vineyards, oil, truffle in Siena - Tuscany



Agent Info

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Listing details

Property for: Sale

Location

Country: Italy
State/Region/Province: Tuscany
City: Asciano
ZIP code: 53041
Posted: Aug 22, 2025

Description:

Unique view, winery, truffle reserve, hilly farmstead to be restored and upgraded, featuring cellars and antique country buildings for sale in Siena. In one of the most fascinating landscapes of the Crete Senesi region, south of Siena, bordering Val D'Orcia Unesco Heritage site, with striking sceneries and open views as far as Montalcino, home of Brunello wines, and even the towers and bells of Siena. Spanning over 192 acres (78 ha), the property features lakes, woods, streams, vineyards, olive groves, and an ancient farm with a central courtyard and annexed buildings. Of medieval origin, it was rebuilt in the 1800s as a convent and later used for agriculture. With ideal microclimate for viticulture, wine production is documented since 1695. Today, 4.8 ha of certified organic vineyards (since 2023) grow Sangiovese, Syrah, Canaiolo, Vermentino, Malvasia, Trebbiano, and Verdea, producing around 30,000 bottles/year of IGT Toscana, along with grappa and rosé. Wines age in French oak barrels, with some processed in cement and steel. Olive oil is a historic excellence, awarded since 1886, with 1,500 trees (Moraiolo, Leccino, Frantoio, Pendolino, Correggiolo). Over 3 ha of truffle reserve offer white, marzuolo, and scorzone varieties. The 2,400 sq m estate features terracotta buildings, a courtyard with an ancient well, a manor with five guest apartments, cellars, and event spaces. A second structure offers vaulted cellars and two more apartments. Though partially restored, all buildings need full renovation (PMAA), with potential for cutting-edge winery conversion. Just 1.7 km away lies the Abbey of Monte Oliveto Maggiore, a 14th-century gem still active with Gregorian chants.

PROPERTY Ref: SIE2998

Location: Asciano, Province: Siena, Region: Tuscany



Type: 2427 sq m/26124 sq ft former convent with cellars, farmhouses and annexes to be converted and upgraded, including 78 ha/192.7 acres of land cultivated with vineyards, olive grove, truffle reserve and arable land

Year of construction: 1800

Conditions: buildings to be refurbished - agricultural land very good conditions

Land: 78 hectares/192.7 acres inclusive of 1.14 ha/2.8 acres of gardens around the buildings, 4.8 ha/11.8 of vineyards (+0.4 ha/0.9 acres of new planting rights) and 3.8 ha/9.3 acres of olive grove, both vineyards and olive groves are fully fenced, 17.8 ha/43.9 acres of arable land partly convertible to vineyard, 3.5 ha/8.6 acres of truffle ground, 37 ha/91.4 acres of forest, then orchards, creeks and 10235 sq m/2,5 acres of lakes and ponds

Utilities:

Fixed telephone network: available

Internet/Wi-Fi: available

Heating: LPG

Water: mains city supply + rainwater collecting tanks + 10235 sq m/2.5 acres lake surfaces for irrigation use

Electricity: available

Waterwaste: Imhoff tank

- project approved for the installation of a new plant with purification and reuse of water for irrigation purposes

On the road to the Abbey of Monte Oliveto Maggiore, just 1.7 km away, a splendid Benedictine architectural example from the 1300s with cloister, church and frescoes by important medieval masters and Renaissance artists that attracts visitors and pilgrims every year. Even today it is still possible to attend regular masses with Gregorian chants.

Distance to services: 8 km from Asciano, 10 km from Buonconvento

Distance to main airports: Florence 110 km, Perugia 95 km

DETAILS ON BUILDINGS

BUILDING A – Former convent, 1,317 sq m / 14,176 sq ft. Developed over time, arranged on various levels around a central courtyard.

Basement: 4 rooms for storage/warehouse.

Ground Floor: rustic rooms including a large former cellar with columns, 4 additional cellar/storage rooms, 1 bathroom, storage with bread oven.

Apartment 1 (Manor Residence) – Ground: entrance, living room, kitchen, storage rooms. First: 3 bedrooms, a checkroom, 2 bathrooms, 3 rooms for study/attic use.

Apartment 2: living room/kitchen, 1 bedroom, 1 bathroom.

Apartment 3: living room, kitchen, 2 bedrooms, 1 bathroom.

First Floor:

Apartment 4: living room/kitchen, 2 bedrooms, 1 bathroom.

Apartment 5: living room/kitchen, 2 bedrooms, 1 bathroom.

Apartment 6: living room/kitchen, 2 bedrooms, 1 bathroom.



BUILDING B – Cellar/warehouse, 400 sq m / 4,305 sq ft on three levels.

Basement: cellar with barrel vaults (height 2.8–4 m).

Ground Floor: 3 warehouse rooms.

First Floor:

Apartment 1: living room/kitchen, 2 bedrooms, 1 bathroom.

Apartment 2: living room/kitchen, 2 bedrooms, 1 bathroom.

BUILDING C – Former barn, 345 sq m / 3,713 sq ft. Project approved for conversion into winery with large heights, extended loggia and grape processing shed.

Ground Floor: 3 storage/warehouse rooms.

First Floor: 3 storage rooms accessed via external stairs.

BUILDING D – Former barn, 125 sq m / 1,345 sq ft. Detached, separate access from main road.

Currently uninhabitable, 6 rooms.

BUILDING E – Underground storage, 30 sq m / 322 sq ft. Beneath the courtyard, with stone stairs, once a second convent access, later used as barrel room.

BUILDING F – Former furnace ruin with annex, 210 sq m / 2,260 sq ft. Detached, on Crete gullies in a dominant, panoramic location. Two ruins listed in the Catasto Leopoldino, with historic photos. Fully to be developed.

Built: 1800

Common

Finished sq. ft.: 780000 sq m

Building details

Number of Floors: 3

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/SIFI-T1617/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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