Villa for Sale to San Gimignano

2.600 square meters | : 28 | : 29 | : 49

San Gimignano - Magnificent estate on the centuries-old Via Francigena with a farm and development potential of up to 216 hectares. Active production of 9 organic wine labels up to 100,000 bottles per year. The presence of hot water makes it possible to create a SPA, in harmony with the territory and Etruscan culture in body care, as well as the possibility of creating the brand "Cantine di San Gimignano", with the construction of a new structure. The possibility of producing organic cosmetics at km 0 makes this estate unique and unrivaled in the area. Integrated business opportunity. 30 kw photovoltaic system.
The Estate, located on the heights of Torraccia di Chiusi, divided into a first property of about 50 hectares, a second, of about 96 hectares and a third of about 35 hectares, can be expanded by a fourth adjacent acquisition, of about 35 hectares, already planted with vines. It is also possible to multiply the suites of the current hospitality business with other accommodations within the property. The other buildings, finely renovated, for a surface area of about 1600 square meters, are divided into three units composed as follows:
First property conceived and renovated as an agritourism business, consisting of 7 double bedrooms with bathroom, of which 3 bedrooms on the ground floor and another 4 bedrooms on the first floor. Common room with thermo-fireplace, with fine furniture, and guest bathroom. Technical rooms and ironing room. Second elegantly restored property, belonging to the agritourism consisting on the ground floor of a second reception area, a bar and a delightful restaurant with capacity for 60 guests, equipped with 2 large rooms both and two guest bathrooms. Large professional kitchen super accessorized, pantry and bathroom. The property is completed by a large covered terrace, with a view on three sides and a bar adjacent to the restaurant area, with an independent entrance onto the park, with a room furnished with board games and a library, a wellness area with hammam, chromotherapy and aromatherapy, in ancient Roman style, and a massage room with bathroom, shower and 2 technical rooms for storing wines and equipment. On the first floor, which is accessed from an independent entrance, there is a second reception area, with other rooms equipped with all comforts, divided into 2 suites with double bedroom, living room, bathroom and private equipped terrace. The floor is completed by another double bedroom with bathroom, a second suite with separate entrance, with two double bedrooms, living room and private balcony. The rooms in this section, like the other properties, have central heating, air conditioning and are furnished with quality furniture.
The third property, the oldest, located in the most suggestive part of the Estate, has a thousand-year history to tell and boasts a

subdivision into three floors. This historic manor house, with enchanting views of the city of San Gimignano and the adjacent valleys, once a watchtower and refuge, contains a private chapel which is accessed from the nineteenth-century park. On the first floor of the house, which is accessed via the large external staircase, there are 2 large reception rooms, both with fireplaces, while 2 large corridors lead the visitor to the large kitchen and 3 large bedrooms with three bathrooms. A service room completes the floor. On the second floor, there is a fourth bedroom with bathroom, a further living room and a study, while an internal staircase leads to the covered loggia, located on the third floor: 65 m2, of enormous charm with a 360-degree view. The renovated eighteenth-century chapel, with marble plaques describing the last two centuries of the historic family, perfects the villa, giving it a touch of uniqueness. Company management offices with two independent entrances. Small apartment with independent entrance with bathroom, bedroom and living room. Technical spaces: boiler room, laundry, ironing room consisting of a large room with bathroom, large space currently used for storing bottled wine and oil. Room already prepared to accommodate a lift that arrives in a corridor of the master's house on the first floor. Cellar and warehouses and office. In the company there are other properties not yet renovated, for a surface area of approximately 1000 m2, divided into three separate units. The Estate also includes a courtyard and a second private park of approximately 3 hectares, divided into two fenced and separate areas and the large swimming pool of 16 x 7 meters, depth 170 cm-100 cm, with an adjoining, but separate, pool for the little ones, with cabins, services, a 6-person Jacuzzi and a massage house. An important part of the farm is represented above all by the centuries-old cellar for aging wines, while the agricultural part is made up of the organic farm of 50 hectares, with approximately 7 hectares of vineyards, 25 hectares of olive groves, 4 hectares of pastures and woods. Wine production: from 30,000 to 40,000 bottles depending on the vintage. A modern cellar with a surface area of over 400 square meters, with a regular multi-year rental contract, fully equipped for the production and bottling of wines produced by the company and not, all the equipment of which is owned by the company. Oil production: from 10 to 25 quintals depending on the year. Finally, the concession and management of Lake Aiano with 114,000 cubic meters of water enriches and makes this beautiful estate on the edge of the Via Francigena unique, where travelers can find refreshment, comfort and a warm welcome embellished by the unique view of the estate on Colle Val D'Elsa and the famous Towers of San Gimignano, in one of the areas richest in Etruscan artistic heritage. In fact, in the surroundings of the Estate, numerous archaeological finds of the Etruscan civilization and unique bronzes in the world have been found that can now be admired in the major Italian museums.

Property details

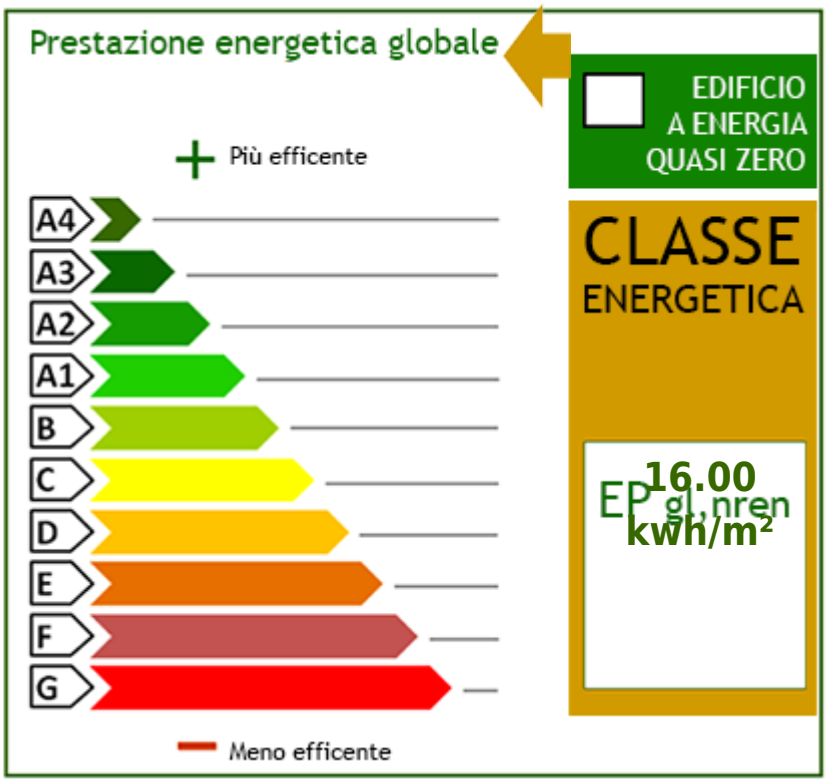
---> Codice <---: San Gimignano	**---> Motivazione <---**: Sale
---> Tipologia <---: Villa	**Region**: Toscana
---> Provincia <---: Siena	**---> Comune <---**: San Gimignano
---> Prezzo_Richiesto <---: € 7.200.000	**---> Totale_mq <---**: 2.600 square meters
---> camere <---: 29	**---> bagni <---**: 28
---> Locali <---: 49	: 1300
: Yes	

Features

Terrace: 100 m²	Tv Antenna: Autonomous	Porch: 65 m²
Tv SAT: Autonomous	Closet	Fireplace
Air-Conditioned	Telephone System	Wiring: Up to standart
Sanitary Suspended	Jacuzzi	Shower
Wooden Window Frames	Safe-Deposit Box	Shutters

Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Public Transport
Kindergarten	Elementary Schools	Schools	High Schools
Cafe	Post Offices	Shopping Centers	Municipal Offices


Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
EDIFICIO
A ENERGIA
QUASI ZERO
CLASSE
ENERGETICA
EP gl,nren
16.00
kwh/m²

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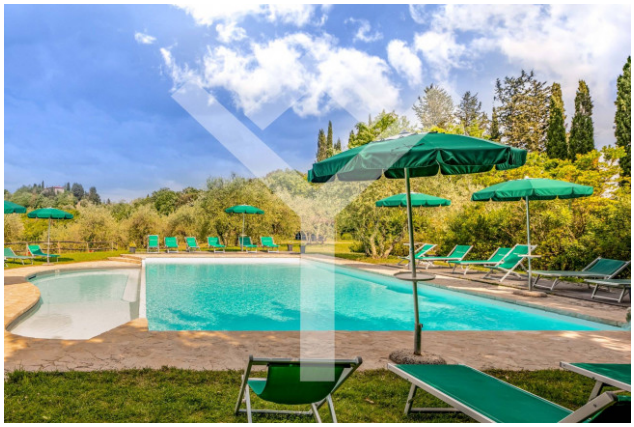

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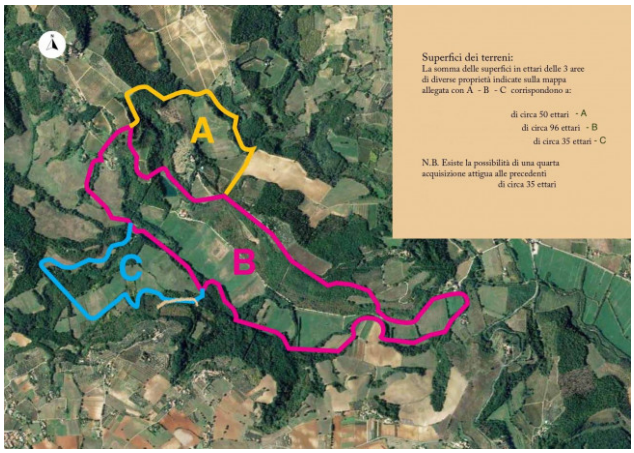
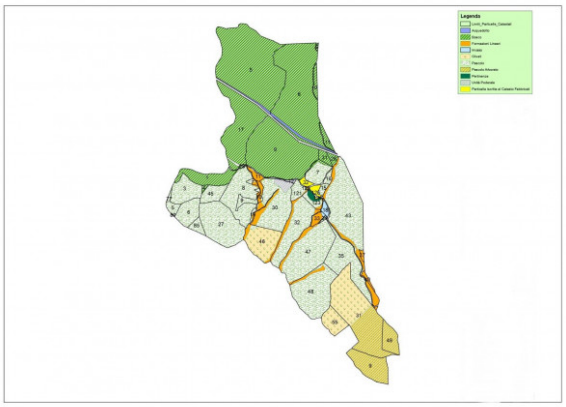

A
B
C
Superfici dei terreni:
La somma delle superfici in ettari delle 3 aree di diverse proprietà indicate sulla mappa allegata con A - B - C corrispondono a:
di circa 50 ettari - A
di circa 96 ettari - B
di circa 35 ettari - C
N.B. Esiste la possibilità di una quarta acquisizione attigua alle precedenti
di circa 35 ettari


Legenda