



## Historical Villa in Montaperti - Tuscany

Price on Application

Reference Code: 2937

## Description

This charming 18th century villa, now used as a B & B, is located only two kilometers from Monteperti, the site of the historic battle of 1260 between Guelphs and Ghibellines. It measures approximately 1000sqm and is divided into 24 apartments, of which 14 already in operation. The property is completed by 8ha of land with swimming pool and olive grove.

### Location

Located a 10-minute drive from Siena along the Siena-Bettolle motorway junction at the exit of Casetta Monteperti, direction Monteperti for 2 km. Places of interest such as Castelnuovo Berardenga, Rapolano Terme and Asciano are less than 20Km away. Cities like Perugia and Arezzo are about 80 and 100, respectively.

### Description

This historic villa has been recently renovated and there have been obtained 24 apartments (of which 14 already in use) used as b & b (for a total of about 60 beds), all surrounded by a well-kept park and an olive grove . All apartments and rooms are equipped with air conditioning, heating, TV-LCD, wardrobe, high quality toiletries produced in Italy, private bathroom with every service and hairdryer. They all have an enchanting view on the large internal garden, on the wide Chianti vineyards, on the Crete Senesi.

### Outdoor spaces

The property has a fantastic internal park from which you reach the panoramic terrace area and the pool. In total the Villa has 8ha of agricultural land, of which part is olive grove.

### State and finishes

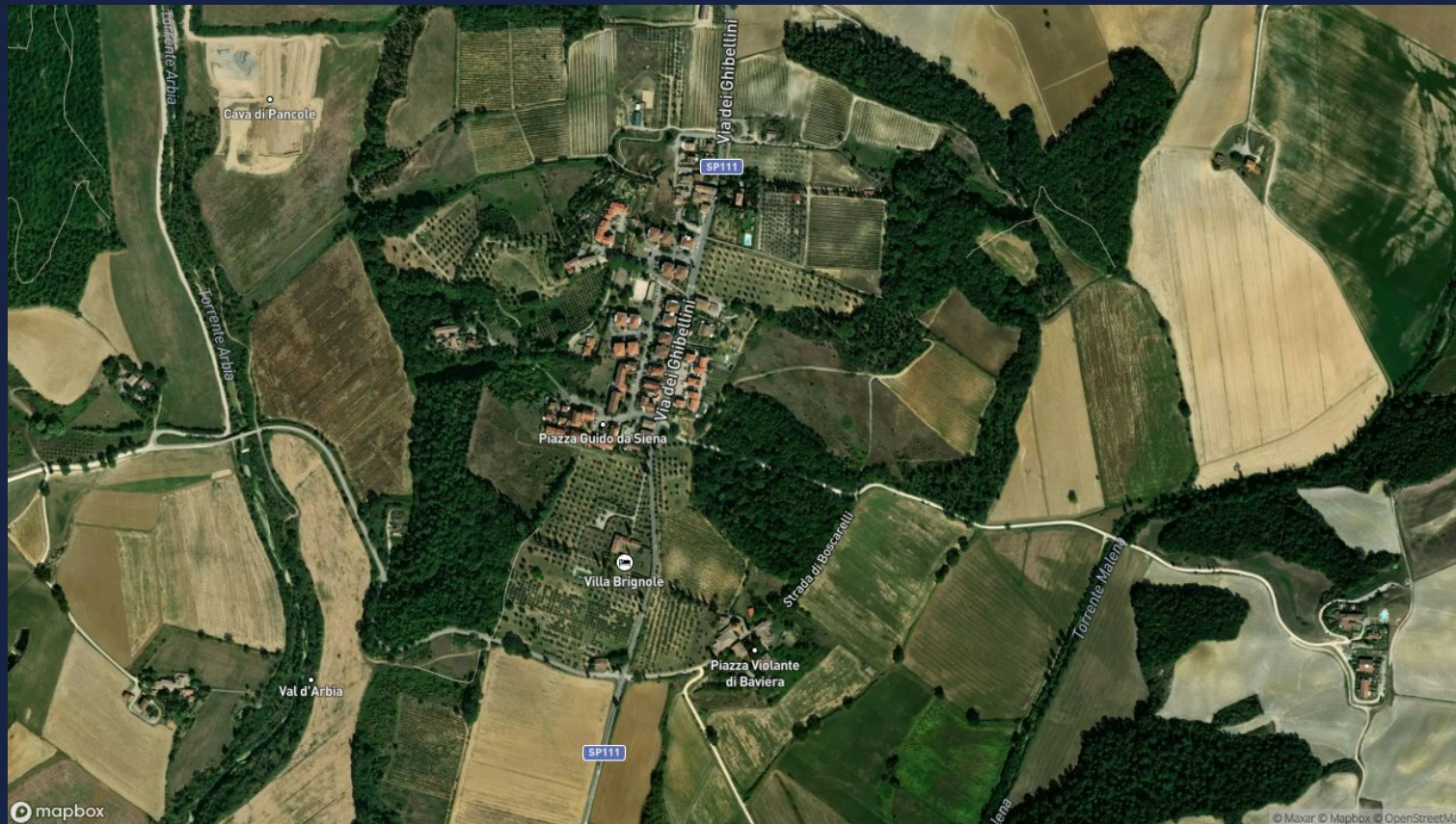
The property has been recently restored and is therefore in excellent condition. Externally it has a plastered façade with decorative stone inserts.

### Potential use

The Villa lends itself perfectly to be used as a tourist accommodation still having unexpressed potential.

Rooms	Bathrooms	Square Footage	Garden/Terrace	Energy Class	Status
50	1	1000 Sq. Ft.	80000 Sq. Ft.	G	Ottimo - Ristrutturato

## Location Overview



## Accessibility Highlights

**SEA-LAKE**

**HIGHWAY**

**TRANSPORT**

**SERVICES**

**PARKING**

**150 Km**

**2 Km**

**15 Km**

**1 Km**

**m**

Additional Points of Interest: 2Km Monteperti - 15Km Castelnuovo Berardenga - 15Km Siena - 25Km Rapolano Terme - 90Km Firenze - 100Km Perugia - 220Km Roma





















































Contattaci per avere maggiori informazioni tecniche.





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## CETONA

Piazza G. Garibaldi, 29  
53040 Cerona (SI)

## PIENZA

Loc. Botteghino di Palazzo Massaini, 9  
53026 Pienza (SI)

## MONTEPULCIANO

Via di Gracciano del Corso, 6  
53045 Montepulciano (SI)

## GROSSETO

Via A. Bertani, 16  
58100 Grosseto

