



## HILLTOP HAMLET NEAR SIENA

*Italy, Toscana*

<b>Price:</b>	<b>€ 6 700 000</b>
<b>Object type</b>	Mansion, castle, estate, Winery, Hotel Apartment, House
<b>Market</b>	Resale
<b>Bedrooms</b>	10
<b>Number of rooms</b>	35
<b>Land area</b>	1600000 m2
<b>Area</b>	1800 m2
<b>Category</b>	For sale



This splendid village, situated on a hill at 420 meters above sea level with views of the Sienese countryside, just 18 kilometers from Siena, consists of a main villa from which 5 apartments have been created, two single villas, and an independent suite. The rooms and the apartments are meticulously cared for in every detail, with restored ceilings that preserve the characteristic exposed beams and floors made of terracotta or antique ceramics, which have been restored without altering their originality. All the spaces are furnished with antique furniture chosen to evoke the charm of the past while ensuring impeccable comfort. Completing the property is a splendid swimming pool with an open view of the countryside, perfectly maintained with dual motors, a large 160-hectare land comprising cultivated fields, a carpentry workshop, and two lakes that contribute to the self-production of both drinking water and irrigation, thanks to a purification system that allows total independence. Lastly, there is great development potential in all the buildings, where it is still possible to obtain paces for other activities related to agriculture and agritourism activities. These spaces, for the most part, hold incredible historical value, such as ancient olive oil mills and furnishings.

Siena is a beautiful city located in Tuscany, Italy. It is famous for its extraordinary medieval beauty and well-preserved historic center, designated as a UNESCO World Heritage Site. The city is renowned for its main square, Piazza del Campo, which is one of Europe's most iconic medieval squares and is known for its shell-shaped design. Here, the famous Palio di Siena takes place, a horse racing competition that attracts visitors from all over the world.

### DISTANCES

- > Property → Siena : 29.4 km
- > Property → Bagnaiia : 13.7 km



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WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37125420529

- > Property → Castiglione d'Orcia: 47.4 km
- > Property → Firenze: 102 km
- > Property → Castiglione della Pescaia: 82.7 km

**Contacts:**

**Bogdana Farafontova**

**GSM:** + 37125420529

(Viber, WhatsApp)

**E-mail:** bogdana@mgroup.lv