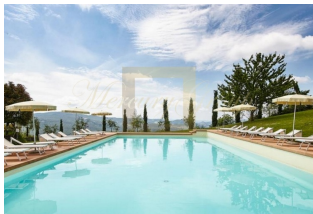




**Elite tourist complex near Siena
 (Tuscany)**

Italy, Toscana

Price:	€ 13 500 000
Object type	Mansion, castle, estate, Hotel Apartment, House, Winery
Market	Resale
Land area	120000 m2
Area	4200 m2
Category	For sale



San Gimignano (Siena, Tuscany) // Main villa 1600 sq m // 8 bedrooms // 11 bathrooms // Total internal area: 4.200 sq m // Plot 120,000 sq m // 5 buildings // 44 bedrooms // 44 bathrooms // 3 swimming pools // Park // 2 lakes // Hunting reserve

The luxurious tourist complex is located on the ancient Via Francigena, in a panoramic position, and consists of a 17th century manor and an old manor surrounded by 120,000 sq m of land with hunting grounds and two lakes.

The land plot is divided into two parts: a villa and a tourist complex, and land for agricultural use, of which 60 hectares are covered with forest, 55 arable land, as well as about 1,000 sq m of olive groves, 1 hectare dedicated to the cultivation of lavender and 1 hectare of Pinot Noir vineyard ...

The villa was built in 1600 by the Rinuccini senatorial family from Florence.

The tourist complex is located in 4 buildings with an area of about 1600 square meters. The hotel rooms reflect the style of noble Tuscan residences, with original terracotta floors and coffered or vaulted ceilings.

The villa is internally divided into:

Ground floor: 2 living rooms, 1 dining room, 1 kitchen, 1 bathroom.

Second floor: 8 double bedrooms and 8 bathrooms.

Third floor: Attic used as a storage room.

Basement: Reception room with cross vaults and 2 bathrooms.

Open spaces: garden, centuries-old park and private swimming pool (10 x 6 m).

An additional 15 apartments are located in 5 farms. The registration area (reception) with technical rooms is



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organized.

The apart-hotel in Tuscany has three swimming pools and two lakes, the largest of which is about 8000 square meters, and the other is about 1000 square meters.

DISTANCES

San Gimignano 6 km

Certaldo 10 km

Volterra 15 km

Florence 55 km

Siena 57 km

Lucca 68 km

Pisa 70 km

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