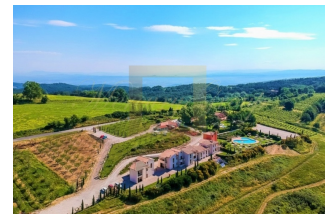




Agro-hotel in San Gimignano (Siena, Tuscany)

Italy, Toscana

Price:	€ 5 500 000
Object type	House, Winery, Mansion, castle, estate, Hotel Apartment
Market	Resale
Reconstruction date	2010
Bedrooms	31
Number of rooms	50
Land area	730000 m2
Area	3150 m2
Category	For sale



SAN GIMIGNANO (SIENA, TUSCANY) // 2100 SQM FACILITY // 73.3 HA PLOT // 31 BEDROOM // 24 BATHROOMS // 2.5 HA VINEYARD // 4.1 HA OLIVE GROVE // POOL // PARKING // CATERING

The hotel, located among the hills of Tuscany, consists of three zones (clusters), built at the end of the 19th century.

1. The first real estate cluster includes three buildings.

1.1 The 550 square meter building was originally used as a private residence and currently serves as a reception and catering headquarters. Interior layout: Entrance hall leading to a large dining and function room, guest bathroom, professional kitchen and lounge overlooking the hills. A terracotta staircase leads to the second floor where there are five bedrooms, each with an ensuite bathroom, a sixth bedroom with an ensuite office used, a seventh bedroom with an en suite bathroom used as a staff room and a storage room.

1.2 The second building of 190 square meters is also located on two levels, each of which contains separate apartments with an open plan kitchen, two bedrooms and a bathroom. One of the two apartments has a storage room.

1.3 The third building, with an area of 133 square meters, has one floor and a mezzanine, and consists of two apartments located on the ground floor, consisting of a living room with a kitchenette, a bedroom, a bathroom



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and a mezzanine.

2. The second property cluster consists of two newly built buildings with terracotta tiles and interiors with classic tiled floors and contemporary finishes.

2.1 The first building, with an area of 256 square meters, has the following structure: on the ground floor there is a laundry room with a warehouse, a storage room, a pantry with a bath and shower, and a boiler room. On the ground floor there is a reception, a bathroom, an office, a kitchen and a dining room with an adjacent panoramic veranda.

2.2 The second building of 779 square meters is used as a hotel and is divided into eight apartments, each with access to an open plan kitchen and living room, a private terrace, two double bedrooms and a bathroom. Two of them have two bathrooms, one with an attic and the other equipped for people with disabilities.

3. Finally, the third real estate cluster of 188 square meters is a two-level building, each of which has an apartment of about 70/90 square meters. Apartment layout: living room with open plan kitchen, two double bedrooms and bathroom with shower.

Land plot of 73.3 ha, divided into vineyards (2.5 ha), olive groves (4.1 ha), English garden (16.6 ha) with lush hedges and woodland (50.1 ha).

Swimming pool with open view of the hills in front of the house and ample parking.

Central heating and air conditioning system.

Profitable real estate in Italy is a ready-made hotel business with a functioning catering company.

It is also possible to purchase the property clusters of interest separately, which can be used as an apart-hotel with a plot of land. The price is negotiable.

The city of San Gimignano, whose historic center is distinguished by medieval architecture, is best known for its seventy towers built by wealthy families of that time. The pearl of the province of Siena, the city was listed as a UNESCO World Heritage Site in 1990. In addition to history and culture, this area is famous for local products such as saffron and "Vernaccia di San Gimignano", an excellent local white wine.

HOTEL → SAN GIMIGNANO: 10.8 KM

HOTEL → CASTELFALFI (GOLF CLUB): 10.8 KM

HOTEL → VOLTERRA: 21.2 KM

SAN GIMIGNANO → SIENNA: 41.8 km

SAN GIMIGNANO → FLORENCE: 53.9 KM

SAN GIMIGNANO → FLORENCE SANTA MARIA NOVELLA TRAIN STATION: 57.3 KM

SAN GIMIGNANO → PISA GALILEO GALILEI AIRPORT: 73.4 km

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