



Price: €1,995,000

Bedrooms: 7

Bathrooms: 8

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Monteroni d'Arbia Toscana

#### Monteroni d'Arbia (Siena) - Monteroni d'Arbia (SI)

Charming brick-walls Farmhouse dating back to 1750 situated in the countryside in the municipality of Monteroni d'Arbia, south of Siena, in a valuable landscape context characterised by "crete" undulating hills alternating with clay or clay gullies that change colour according to the seasons. Completely renovated in 2002, the farm is the oldest in the area and the closest to the city services. The property is composed of a main building on 2 levels (farmhouse) of about 510 sq.m., a dependance (barn) of 90 sq.m. also developed on two floors and a large covered loggia ideal for outdoor activities. The garden surrounding the property is about 2.500 sqm. with luxuriant local flowers and native plants. There is also a heated swimming pool of 12x5 mts. and agricultural land for about 3 hectares where various types of biological cultivations are carried out as well as an interesting reserve of white truffle typical of the area.

The farmhouse is internally divided into 5 independent flats, as the owners have been successfully accommodating there for almost 20 years, but it can be easily converted into a single-family house as it was in the past. Two flats are based on the ground floor and three on the first floor. The ground floor, where once there were the stables, now houses a magnificent and spacious living room with brick vaulted ceilings and original terracotta floors, details that take us immediately back in time, as well as the old mangers and the original stone slab that joins the farmhouse to the loggia, an architectural pearl. On the upper floor, wooden beams for the ceilings and terracotta mezzanines. The restoration works were carried out with a view to preserving and conserving a building of such rare beauty.

The dependance consists of a large living room, a kitchen, a double bedroom with fireplace and a en-suite bathroom, a further bathroom and a lovely loft with panoramic terrace.

There are 7 bedrooms and 8 bathrooms in total.

The property is fenced and equipped with alarm system. There is also an efficient irrigation system.

The water supply is provided by the nearby Arbia river as well as the municipal aqueduct.

The property is ideal as a private residence, farmhouse or boutique hotel purposes.

## LOCATION

In the countryside, surrounded by cultivated fields and rolling hills just 2 km. away from the town of Monteroni d'Arbia (SI) The motorway link to Siena/Firenze or to Siena/Bettolle A1 is only 15 km away. Dirt road 200 mt.

Distances :

Monteroni d'Arbia: 2 km.

Siena : 18 km

Florence : 80 km,

Montalcino : 26 km.

Asciano : 16 km.

Spa of Rapolano : 25 km.

Terme di Petriolo : 32 km.

Royal Golf La Bagnaia : 16 km.

Florence airport : 94 km.

Pisa Airport : 145 km.

Rome Fiumicino Airport: 265 km

\*\*\* Services \*\*\*

Shops, restaurants, bank, post office, schools, 2 km away.

Number of rooms:18

Number of bedrooms:7

Number of baths:8

Concierge:No

Elevator / Lift:No

Garden:Private

Swimming pool:Private

Heating:Autonomous

Air-conditioning:Present

Year renovated:2002

