



## Ref.: 10710 - Pietrabbianca, Torrita di Siena, Tuscany

*Modern, light and spacious 'Leopoldina' with views stretching from Montepulciano to Sinalunga*

€ 1,995,000

Pietrabbianca has been beautifully transformed using the best of Italian modern design whilst maintaining the original features of this imposing 'Leopoldina' style building. The living spaces are open and spacious, with a modern kitchen and dining room, bar area and, perhaps the most particular feature of the house, a huge living/cinema room that has been opened up into the tower and houses a magnificent gallery with views stretching in all directions. Sitting on top of a small hill, surrounded by 1.33 hectares of completely fenced land that includes a tobacco drying tower for restoration, a converted barn that houses a garden kitchen and a garage. The salt water swimming pool is secluded from the house and positioned to make the best of the panorama. Currently operating as one of the top B&B's in the area it was conceived as a fabulous family home.

Property type: Farmhouse  
Date of restoration: 2006  
Bedrooms: 6  
Bathrooms: 6  
Land: 1.33 ha (acres 3.29)

Rooms: 22,5

Structural condition: Restored

Floors: 3

Kitchen: 2

Property size: 586 sqm

Shared environments: Entrance hall, open plan kitchen/sitting/dining room with bar, utility room, office, large reception room, gallery

Outbuildings: 284 sqm

**Area:**

Just 10 minutes from the A1 autostrada exit which makes International airports easily accessible and 40 minutes from Siena, the property is ideally placed for exploring Tuscany. The town of Sinalunga is just 3 km and provides excellent amenities. The countryside views are particularly interesting, vines and olives cover the hillsides under the numerous pretty medieval towns including the notable Montepulciano.

**Land:**

The land is completely fenced with 2 automatic gated entrances, it includes a large (14x7m) swimming pool, olives and fruit trees and is landscaped around the buildings.

**Outbuildings:**

**Garage:** Approx. 75 sq.m. This also houses a boiler room, woodstore and further space, currently used for a laundry.

**Tobacco drying tower:** Approx. 85 sq.m. for restoration but has enough height to create a second floor.

**Garden kitchen:** Approx. 20 sq.m.

There is also possibility to build a further 120 sq.m. recuperated from existing demolished buildings.

**Accommodation:****Ground Floor:**

Entrance hall

Study

Open plan living room/Kitchen with French doors out to the garden. The kitchen is state of the art finished in stainless steel with an area at the rear serving as a utility room.

The living area forms the long end of the T shape of the space; the two French windows at the end frame the views perfectly.

Guest Bathroom cleverly designed using the original manger as a base for the ultra modern hand basins and separated from the rest of the

bathroom by a low dividing wall  
Guest Bedroom with attached bathroom

**First Floor:**

All the remaining 5 bedrooms and 4 bathrooms open off the long double height salone with stairs leading to the fabulous glass enclosed gallery running around the Belvedere providing a perfect refuge to relax and enjoy the 360° views.









#### Garage

Electricity: Mains

Heating: Gas

**Other Features:** Internet; Swimming Pool;  
Underfloor heating system;

#### Barn

Energy class: G (epgl 196,3 kWh/m<sup>2</sup>)

Water: Mains

**Distances:** Florence km 93, Rome km 155,  
Siena km 50, Torrita di Siena km 4

#### Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town

