



## Ref.: 10827 - Mirabello, Asciano, Tuscany

*Breathtaking views of the Crete Senesi*

€ 2,490,000

In the famous landscape typical of the Crete Senesi area, beautiful rolling hills with views of Siena to the north and Montalcino to the south.

Just a few kilometres from the town of Asciano and set in beautiful countryside, the perfect 'hill-top' home with 5 Ha of land. Finished to a high level with particular attention to energy-saving systems, the property is ready to go.

N.B There is the option to buy a total of 36 hectares of land - mainly fields, some olives and a small wood where there is a truffle reserve (2 ha). There is also a small lake for irrigation.

Property type: Farmhouse

Floors: 3

Kitchen: 1

Property size: 700 sqm

Shared environments: 3 reception rooms,  
laundry room

Structural condition: Restored

Bedrooms: 6+1

Bathrooms: 8

Land: 5 ha (acres 12.36)

Outbuildings: 200 sqm

## Description

Approached by a dirt road of c. 1.5 km with an entrance gate in the Ombrone valley and a private drive up to the top of the hill. The property has just been restored and is ready to be given the finishing touches to create a large family home. The sale includes 5 hectares of land, 1 Ha of garden surrounding the house has been fenced and the electricity connection has been laid underground. The pool has been designed with wooden decking surrounds, waterfalls and a smaller pool with an underground passage to several rooms wired and plumbed for an indoor pool, sauna, kitchen with bathroom and changing rooms. The annex is on 2 levels and entirely independent whilst the main house is on 3 levels; both with under floor heating/cooling and dehumidifying fan coils.

## Main house

Built in a u-shape around a house dating from 1600, the accommodation comprises the ground floor with several entrances from the garden, hall with small cloakroom, media room, kitchen with dining terrace, dining room with open fireplace and door to loggia. There is a large living/games room with windows on 3 sides which enjoy views of the city of Siena. Guest bathroom with shower. Guest apartment with bedroom, bathroom and living room. Stairs down to garage, staff quarters, laundry and wine cellar. Original well and door to garden. Stairs to first floor with large bedroom and balcony overlooking the pool and gardens towards Montalcino and Monte Amiata, bathroom, Master bedroom with dressing room and bathroom, loggia.

## Annexe

Close to the main house, there is an open-plan living, kitchen with views of Siena, bathroom, stairs to first floor with living room, bedroom and bathroom. There is cork insulation and roof ventilation throughout, the floors are Impruneta

terracotta, parquet and travertino, there is a water purifier and the possibility to install solar panels. A heliport can be built on the premises.

## Pool

Partially stone and brick with an infinity edge and part of this in thick glass creating an 'aquarium' effect, there are several 'beach-type' areas, with water cascades and a smaller Jacuzzi pool giving the feel of the typical Tuscan thermal baths.









#### Garage

Electricity: Mains

Heating: Gas

Garden 8500 sqm

Distances: Asciano km 4, A1 Autostrada km 37,  
Florence km 124, Siena km 28

#### Cantina

Energy class: F (epgl 170,49 kWh/m\*anno)

Water: Mains

Other Features: Jacuzzi; Swimming Pool;  
Underfloor heating system;

#### 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