Ref.: 10861 - Santa Chiara, Sarteano, Tuscany

Historic ex-convent with large garden situated at the pinnacle of Sarteano

€ 1,995,000

Ready for a new, healthy lifestyle? This could be the perfect choice. Situated at the pinnacle of the medieval centre of Sarteano, the imposing building with lots of space, a separate owners' apartment, a glorious garden bordered by the original city fortification walls and a stone tower in need of complete restoration. The Santa Chiara has a long history, first records date to 1498 when building commenced on the Poor Clare Convent. Because it was specifically a convent and therefore not closed within cloisters it was built in the form of a T. The building was later taken over by the Comune of Sarteano, it was used as the Elementary school of the town for many years until in 1960 a new school building took over. The Santa Chiara was sold in 1968 and restored with care to maintain the original character of the building, including a restaurant and hotel facilities. It is now ripe for another change and a new lease of life offering endless possibilities for anyone wanting a complete lifestyle change,

Property type: Historic Town House
Floors: 3
Kitchen: 2
Property size: 1257,54 sqm

Outbuildings: 132,52 sqm

Structural condition: Habitable
Bedrooms: 12
Bathrooms: 11
Shared environments: Restaurant, office, industrial kitchen

Area:
Sarteano is a magical town, vibrant, genuine and renowned in the area for its foward thinking administration that has successfully promoted culture and leasure with a thriving theatre, museum, excellent craftsmen, shops and restaurants. and the obligatory medieval castle. Not only that it is ideally situated between Montepulciano and Cetona, just 6 kms. from the A1 Autstrada and 12 km. from the mainline railway station in Chiusi. It sits on a high plain with the rich farming land of the Val di Chiana to the east and the unique val d'Orcia to the west. There is no better place to live.

Land:
There is a small parking area which leads to steps leading down into the garden in front of the building. It is beautifully serene and atmospheric due to the high fortress walls enclosing 2 sides of the garden and the building most of the other two sides. It is possible to climb onto the ramparts, enjoy an aperatif andthe magnificent view of the valley below. There is a separate olive grove just outside the walls.

Outbuildings:
There is an unrestored tall building of 132.52 sq.m. in one corner of the garden, with the relevant permits this would make ideal further accommodation.

Building:
Lower Ground floor at garden level:
This floor is accessed from the garden and includes:
Industrial kitchen
Boiler room
Staff bathroom
2 Toilets
Reception area
Dining room
Large Cantina
Stairs to ground floor

Ground floor:
Entrance from street
Long living room with veranda
7 bedrooms with bathrooms
Owner's apartment with independent access
Further 2 bedrooms and bathrooms

First floor:
Self contained apartment:
Long living room with open fireplace
Kitchen
3 bedrooms
2 bathrooms

Cantina: 170,20 sqm
Energy class: G (epgl 323,582kWh/m*anno / 96,881kWh/m*anno)
Water: Mains
Olive grove 1710 sqm
Distances: A1 Autostrada km 6, Chiusi km 12, Florence km 116, Rome km 152

Electricity: Mains
Heating: Gas

Garden 1504 sqm
Other Features: Internet; Telephone; Satellite TV;

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