



Ref.: 10924 - Il Macchione, Buonconvento, Tuscany

Beautifully restored ex-Hunting lodge near Buonconvento

€ 3,100,000

Il Macchione was considered to be the perfect country house and its design was used as a model for subsequent buildings in this area. The magnificent building with its external loggia and outside staircase has been restored with attention to every detail; preserving its original features, creating a stylish and elegant home but most importantly using every material and method possible to make this an ecological and energy saving building. Whilst the fixtures and fittings are all high spec and beautifully designed, the geothermic, underfloor heating and cooling, solar panels, insulated walls and led lighting mean that the property has low consumption costs. With 6 bedrooms and 6 bathrooms in the main house, a guest cottage and a pool house ready for conversion this property has everything a second home could require, and so much more.

Property type: Farmhouse
Date of restoration: 2010
Bedrooms: 6
Bathrooms: 6
Land: 1.5 ha (acres 3.71)

Rooms: 22,5

Structural condition: Restored

Floors: 2

Kitchen: 1

Property size: 519 sqm

Shared environments: 2 Reception rooms, TV room, dining room, laundry room, cloakroom

Outbuildings: 63 sqm

Area:

Set in the Crete Senese close to Monte Oliveto and just on the edge of the World famous Val d'Orcia, with views to Buonconvento and Montalcino, the property is surrounded with rolling hills, cypress trees and ever changing landscape. Just over 3.5 kilometers from Buonconvento, the current owners often walk to town for breakfast at one of the many bars and coffee shops. There are excellent services with banks, a post office, supermarkets and restaurants. Siena is just 27 kms from the property, Montalcino 16 kms and Florence with its international airport less than 100 kms.

Land:

The property includes over 1.5 hectares of land. Entrance gates flanked with cypress trees lead to a gravel parking area and manicured garden, 45 new olive trees have been planted just below the house and there is a pond for rainwater collection. The surrounding area of woodland and fields is a nature reserve, the house was once a hunting lodge so the owners have left the property unfenced so as to allow animals to roam freely and deer can often be seen in the garden in the mornings.

There is a 15 x 5 m swimming pool with salt filtration system, the water is partially heated by solar panels and allowance has been made for the addition of an automatic electric cover.

Outbuildings:

Barn: There is a restored 75 sq.m barn to the rear of the swimming pool, currently used for storage, it has been fully wired and plumbed to create a kitchen, bathroom and gym area, given the relevant permissions. With the original wide arched doors, ventilated brickwork, high beamed roof and stone floors it could also transform into a wonderful pool house.

Guest/Custodian Cottage: Living room, kitchen area, bedroom and bathroom. Outside

entrance to storage room for linen.

Bread Oven: Original external oven with restored roof and walls, currently used for wood store and storage.

Technical Room: Hidden underground below the house, containing the heating system, boiler, water softener and rain water collection for the irrigation system

Accommodation:

Entrance hall with **cloakroom** to left
Large **reception room** with travertine flooring, barrel vaulted ceiling and open fireplace
Wide arch and steps down to **dining room** with double doors to garden, terrace and pool area

TV Room/library with doors to outside covered terrace and seating area

Laundry room with doors to garden
Modern German **Kitchen**, fully fitted with drawers, double oven, warming drawers, large Liebherr refrigerator with wine cooler. Doors to garden and external dining area

Pantry, storage cupboard and **CCTV monitor room**

Guest suite: **Bedroom 1** with external door, **Bathroom 1** with large open shower

Bedroom suite 2 and **bathroom 2** with shower (wheelchair accessible), walk in wardrobe and doors to garden

All bedrooms have ceiling fans, there is an underfloor heating and cooling system throughout the house

Stairs from hallway entrance up to original open **loggia**, seating area

First Floor:

Winter living room with original doors, huge fireplace and sink/bar area, high sloping ceilings with whitewashed beams and brick floor

4 bedrooms all ensuite







Barn: 75 sqm

Energy class: A (epgl 22,85 kWh/m*anno)

Water: Well

Other Features: alarm; Outdoor lighting; Internet; Automatic Irrigation; solar panels; Swimming Pool; Underfloor heating system; Satellite TV; Video surveillance;

Electricity: Mains

Heating: Geothermic

Olives 45

Distances: Buonconvento km 3,6, Florence km 95, Montalcino km 16, Rome km 202, Siena km 27

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