



Ref.: 10938 - Montegrilli, Monteroni d'Arbia, Tuscany

Handsome 4-6 bedroom Casa Padronale with large annex close to Monteroni d'Arbia

€ 2,500,000

A rare chance to own your dream villa immersed in the rolling green hills surrounding Monteroni d'Arbia. This beautifully proportioned casa padronale has been restored using the finest materials to create a splendid and elegant home. The main house offers versatile accommodations including 2 huge suites, 2 further bedrooms and 3 large reception rooms. There is a further independent annex to restore. Built in the late sixteenth century and most probably a summer residence for an aristocratic family the property is set in magically unspoilt countryside with a picture perfect view from every window, many of the original fittings have been used to take the villa back to its former glory.

N.B The Villa can also be purchased without the neighbouring annex to restore for €2.150.000.

Property type: Villa

Date of restoration: 2017

Bedrooms: 6

Bathrooms: 5

Land: 1 ha (acres 2.47)

Rooms: 13,5

Structural condition: Restored

Floors: 2

Kitchen: 1

Property size: 650 sqm

Shared environments: Entrance, 3 reception rooms, Dining room, laundry, 2 cloakroomsroom

Outbuildings: 280 sqm

Area:

Situated halfway between Radi and Monteroni d'Arbia, just 10 minutes from Siena and 15 minutes from Montalcino the property is part of the UNESCO protected park of the Crete Senesi. An ideal location for exploring Tuscany and easily accessible with the airports of Florence just over an hour away and Pisa just under 2 hours.

Land:

Whilst the property has the added bonus of being surrounded with a nature reserve it also has 1 hectare of land included in the sale, with a landscaped garden, panoramic, salt system swimming pool and parking. There is a water supply for irrigation. The villa is approached by a private road shared with one other property and has a private driveway up to the house and main entrance. It may also be possible to purchase extra land if required.

Outbuildings:

A 280 sq.m, single storey annex is situated next to the main villa and could be restored to provide a guest annex or apartments for rental or staff.

Accommodation:

Entrance to enclosed porch, beautiful view to Radi, access to cellar

Reception room 1, with exit to terrace

Main reception room 2, 14 x 6m, full of light with three arched French doors framing the magnificent views.

Dining room with exit to garden, facing east

Kitchen with entrance from parking area, fabulous central marble table and Smeg appliances, open cooking fireplace and stone sink.

Bathroom 1 with roll top bath

Guest cloakroom

Impressive central staircase up to **first Floor**;
Master suite 1 with sitting room (or bedroom

2), bedroom 1, dressing room and master bathroom (2) with roll top bath and shower

Bedroom 3 overlooking pool area, bathroom 3

Bedroom 4 with bathroom 4

Laundry room

Suite (5) with sitting room (or bedroom 6) and mini kitchen hidden with electronic blind, mezzanine area for storage, bedroom, dressing room and bathroom 5 with large shower and roll top bath.









Electricity: Mains

Heating: Heat exchange system

Other Features: Air conditioning; Swimming Pool;

Energy class: A (epgl 47.1990 kWh/m*anno)

Water: Mains

Distances: Florence km 87, Monteroni d Arbia km 4,3, Radi km 2,9, Radicofani km 2,9, Rome km 247, Siena km 19

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