



Ref.: 11047 - Il Moro, Montalcino, Tuscany

5 bedroom farmhouse, cantina and vineyards close to San Giovanni d'Asso

€ 6,000,000

Looking for vineyards, a working cantina and a fully restored, beautifully finished farmhouse in the perfect Tuscan location? Look no further. Dating from around 1600 this characteristic farmhouse was restored in 2006 using traditional techniques and transformed into a luxurious comfortable home whilst maintaining all of its original features. From the beautiful wooden front door to the gated courtyard, pale beams and square cotto tiled floors, there is a delightful mix of traditional and modern. The cantina is fully equipped with everything necessary for the production of the successful wine business which includes Cabernet Franc, Cabernet Sauvignon and Petit Verdot.

Property type: Wine estate

Date of restoration: 2006

Bedrooms: 5+2

Bathrooms: 5

Land: 12 ha (acres 29.65)

Structural condition: Restored

Floors: 2

Kitchen: 1

Property size: 570 sqm

Shared environments: Entrance hall, 2 reception rooms, utility room, cloakroom, studio, loggia, staff apt, wood oven

Outbuildings

Area:

Situated in stunningly beautiful countryside close to San Giovanni d'Asso (2.9km) and the wonderful village of Montisi (4.5km) there is no shortage of wonderful restaurants, bars and every day amenities. Nearby Sinalunga provides a plentiful selection of larger supermarkets, banks and shops whilst Siena is just 45kms distant. The surrounding landscape is a patchwork of vineyards, cypresses and olive trees with the iconic undulating hills topped by a lonely cypress, picture perfect in every direction.

Land:

The sale includes approximately 12 hectares of land, 4 hectares of which are working vineyards producing top quality wine. Close to Montalcino and Montepulciano this area is famous for its vineyards, rich with lime-clay soil the vines have been carefully planted (around 8,400/ha) and include varieties such as Cabernet Franc, Cabernet Sauvignon and Petit Verdot.

There is a pretty garden with mature trees surrounding the house with splendid views of the Tuscan countryside and a stunning 20x4m swimming pool.

Outbuildings:

Working Cantina: Temperature controlled rooms for wine, barrel room, ticket and bottling room, canteen for workers, kitchen, bathrooms, office, changing rooms and meeting room/office. Garage with Bomard tractor and complete equipment for the vineyards
Studio annex within gated courtyard
Caretakers apartment
Traditional external bread oven

Accommodation:

Entrance to hallway, pale beams and traditional square cotto tiled floor
Underfloor heating throughout
Bedroom 1 with exit to pool, ensuite bathroom

1 with shower and stone sink

Large reception room with fireplace and stunning views of the vineyards and countryside

Doors to garden

Kitchen with central island and fireplace for cooking

Arch dividing from dining room, exit to gated courtyard and studio annex

Cloakroom, Utility room and exit to pool

Stairs to first floor:

Bedroom 2 with private loggia overlooking vineyards and countryside

Ensuite bathroom 2 with shower and bath, fitted wardrobes and views overlooking courtyard

Winter sitting room with stone fireplace and small kitchen

Exit to loggia with views to San Giovanni d'Asso

Bedroom 3 and ensuite bathroom 3 with bath and walk in wardrobe.

Guest Apartment (accessed from sitting room or from external stairs and loggia):

Bedroom 4 and bathroom 4 with shower

Stairs down to ground floor sitting room with a small kitchenette and exit to courtyard

Independent suite accessed from loggia:

Bedroom 5 and ensuite bathroom 5 with shower









Garage

Electricity: Mains

Heating: Gas

Vineyards 4 ha

Distances: Florence km 110, Montisi km 4,5,
San Giovanni d'Asso km 2,9, Siena km 45,
Sinalunga km 16

Cantina

Energy class: G (epgl 260,909 & E 204, 164
kWh/m*anno)

Water: Mains

Other Features: alarm; Air conditioning;
Window grates; Internet; Automatic Irrigation;
Swimming Pool; Telephone; Satellite TV;
Flyscreens;

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

Tuscany
Inside Out |  Knight
Frank

Tuscany Inside Out s.r.l.

Sede legale: Via di Cetona 5, 53047 Sarteano - Sede operativa: Palazzo Piccolomini, Via Roma 27/29, 53047 Sarteano, Siena, Italy
tel. +39 0578 268016 - fax +39 0578 268728 - mobile +39 348 370 7339 - info@tuscany-inside-out.com - www.tuscany-inside-out.com
C.F. e n.p.iva: 01357070521 - Numero REA SI 141070 Registro delle Imprese di Siena - Capitale sociale € 10.000 i.v.