



Ref.: 11079 - Petriolo, Torrita di Siena, Tuscany
Medicean villa and winery with chapel and breathtaking grounds

price on request

Once a 15th Century monastery, transformed into a Medicean luxury villa and now a winery, this magnificent estate has been suspended in time. Ideal for a luxury hotel, the property is comprised of over 4,300 sq.m. of buildings, 30 ha of land including vineyards cultivated for the production of Chianti Colli Senese DOCG, a beautiful chapel, heated pool and charming park, all within a setting of rolling hills, green farmland and orchards. Whilst the interiors of the main villa are rich with original features; vaulted and frescoed ceilings, antique terracotta floors and elegant spaces, the winery cantina and old granary building is equally impressive with high vaulted ceilings and huge rooms that would create incredible spaces for an hotel.

Property type: Prestigious property

Floors: 3

Kitchen: 1

Property size: 2693 sqm

Shared environments: Entrance hall, reception rooms, chapel, billiard room, laundry, cantina, limonaia

Outbuildings: 2709 sqm

Structural condition: Restored

Bedrooms: 8

Bathrooms: 7

Land: 13.5 ha (acres 33.36)

Rooms: 48

Area:

The estate lies in the province of Siena, between Montepulciano and Cortona and close to Sinalunga with easy access to major airports and cities. Situated within one of the most exclusive areas in Tuscany, an area synonymous with fine wine and unspoilt landscapes, medieval towns and castles that have witnessed a thousand year history.

Land:

The sale includes approximately 30 hectares of land; 10 ha are farmland and olive groves, 15 ha vineyards, woodland and a 2 ha park that surrounds the buildings and pool area. The vines are mostly Sangiovese, Merlot and Cabernet, currently producing Chianti Riserva, Colle Sense Chianti and Riserva, there are also White Chardonnay vines, all produced and stored in a temperature controlled cantina. The jewel in the crown must be the elegant park containing the 'green theatre', an outdoor atmospheric amphitheatre in the formal wood where you can still feel the performances of the past.

Outbuildings:

Church (245 sq.m.)- with sacristy and listed, 19th century Agati organ

Cantina/Granary (1.951 sq.m.)- for wine production, barrel rooms, ticketing and bottling rooms, 2 floors of rooms in the old granary perfect for suggestive guest rooms

Limonaia - with high wooden ceilings and arched windows

Agricultural building - currently for storage and equipment

Accommodation:**Main Villa:**

Lower ground floor: Barrel ageing room, cantina

Ground floor: Entrance hall, Reception rooms, kitchen, dining room and cloakroom

First floor: Piano nobile with frescoed ceilings;

billiard room, dining room, 8 bedrooms and 7 bathrooms, Vin Santo rooms, private church viewing area

Second Floor: Caretakers apartment with kitchen and 3 bedrooms, attic rooms









Cantina: 1951 sqm

Energy class: F (epgl 205,46 & 154,01 kWh/m*anno)

Water: Mains

Woodland

Olives

Vineyard white wine

Other Features: Window grates; Internet; Automatic Irrigation; Swimming Pool; Telephone;

Electricity: Mains

Heating: Gas

Arable

Garden 2.5 sqm

Vineyards

Vineyard red wine

Distances: Florence km 98, Pienza km 19, Rome km 180, Siena km 46, Sinalunga km 3.6, Torrita di Siena km 3

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