



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Monteroni d'Arbia (SI) SP 12 34

Beautiful estate in Monteroni d'Arbia

This charming estate, located a short distance from Siena and nestled amidst the fascinating Crete Senesi, offers a unique experience of charm and serenity. Consisting of a main farmhouse and a picturesque outbuilding, both dating back to the 19th century and renovated with attention to detail, the property covers an area of approximately 810 sqm.

The main farmhouse, on two levels, welcomes guests with a spacious entrance hall converted from an old stable, introducing them to a cosy and authentic ambience.

The double bedrooms, some with en-suite bathrooms, are distributed on the ground floor, some with small kitchenettes for a touch of practicality.

The first floor houses the master area with two bedrooms, two bathrooms, a charming living room characterised by high ceilings and a fireplace, and an eat-in kitchen.

The annexe, with living room and kitchenette, master bedroom with en-suite bathroom and a further bathroom, completes the cosy atmosphere of the property.

Surrounded by an enclosed garden of approximately 4,000 square metres, the estate boasts the presence of imposing cypresses and trees providing shade and coolness during the hot summer days.

The heated 12 x 6 m swimming pool, disinfected with chlorine, offers a relaxing retreat surrounded by nature.

Beyond the garden, there are approximately 4 hectares of land cultivated with chicory and a small truffle farm, ideal for organic farming. A spacious covered veranda adjacent to the main house, with an outdoor bathroom and a wood-burning room with pizza oven, provides a perfect place to socialise and enjoy the summer weather.

The parking area, covered for maximum tranquillity, is located beyond the garden.

The renovation, completed in the late 1990s, has skilfully integrated traditional materials with modern solutions, maintaining the authentic Tuscan character.

The external stone façade is a distinctive feature that captures the typical style of the region.

The photovoltaic system with storage batteries and the recharging station for electric vehicles testify to the focus on energy efficiency.

The option of continuing the agritourism business, with over 25 years of success, presents itself as an attractive prospect.

The property can also be adapted to serve as a private residence, offering a lifestyle away from the hustle and bustle of the city.

Located in the renowned Crete Senesi area, the property offers characteristic landscapes and authentic tranquillity.

The proximity to Siena makes the location ideal for those who wish to combine the beauty of the Tuscan countryside with the convenience of city life.



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

INFORMATION

Ref.	Toscana 955
Type	Sale
Category	Villa
Price	1,700,000.00
Annual Expense	
Year	1800
Energetic Class	D kWh/m ² a

NUMBER

Rooms	20
Bedrooms	11
Bathrooms	9
Balconies + Terraces	
Floor	2
Car Space	
Box	

SQUARE METERS

Commercial	810
Garden	36000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
Garden	Private	Furniture	Furnished	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	LPG Heating	Hot Water	Independent
Cooling	Split	Fixtures	Wood	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Tile		

ACCESSORIES

Air conditioning

Fireplace

Electric gate

Photovoltaic system

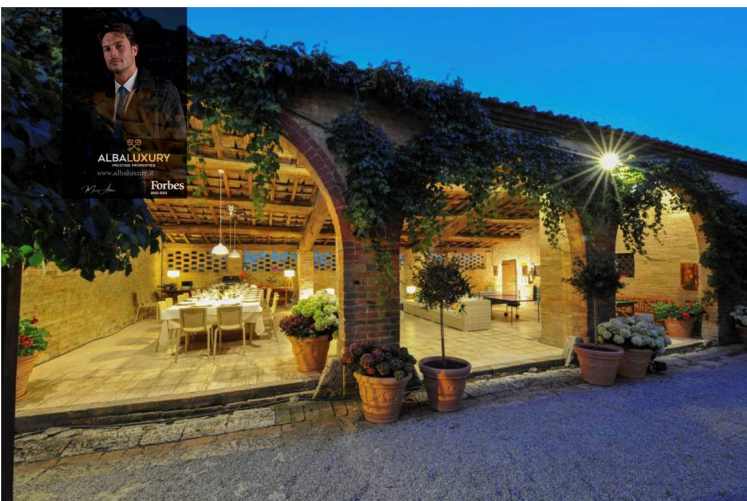
Satellite system

Swimming pool

IMAGES

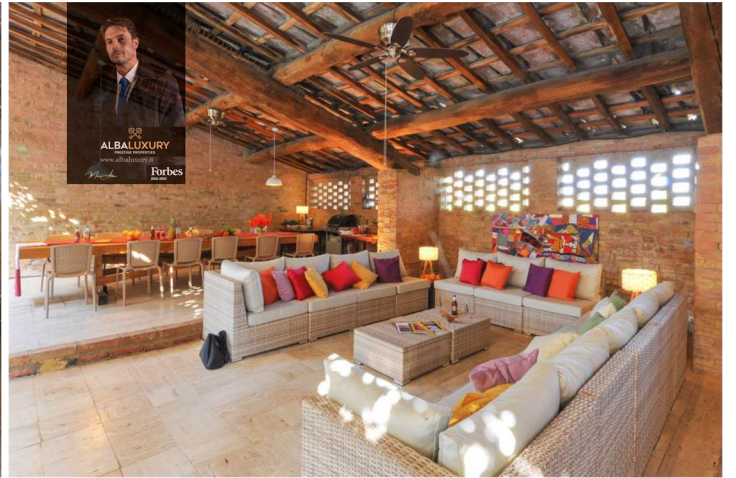
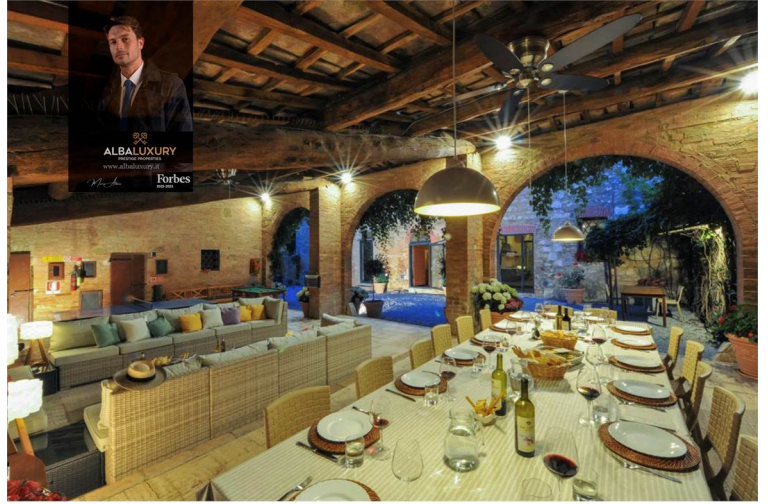


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

