



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



Hotel / Boutique Hotel Sale in Sarteano (SI) Via di Caselfava 181

Two newly renovated farms, Val D'Orcia

In the wonderful Tuscany, in Val D'Orcia, the most prestigious and renowned location, situated within the hills of Val D'Orcia, a UNESCO World Heritage site, in close proximity to historically important cities such as Siena, Montepulciano, and Pienza. This completely sustainable and zero environmental impact estate extends over approximately 20 hectares with 3 lakes, comprised of 2 farmhouses with luxurious rooms and suites, a stable with a riding arena, a restaurant serving certified high-quality organic products produced by the farm itself, a panoramic pool, a private SPA, and much more. The entire property, except for the wooded area, has been fenced with a wooden fence for horse containment.

Farmhouse 1:

A genuine small village restored in 2018 with excellent finishes and state-of-the-art home automation, currently used for a hospitality business that has received the highest recognition of 5 sunflowers. The large lounge with a fireplace is equipped for 30 guests with 2 service bathrooms.

7 DOUBLE BEDROOMS WITH ENSUITE BATHROOMS

PROFESSIONAL KITCHEN

Equipped with stoves for 30 people, column refrigerator, dishwasher, sinks, oven, catering equipment, and tableware.

SPACIOUS LIVING ROOM, SPA, GYM, POOL

Located in the upper part of the estate, this small village overlooks the panorama of Mount Cetona and the magnificent Pienza. The external square opens the entrance to the finely furnished structure, with a large sitting area and a typical Tuscan fireplace. All rooms are equipped with ensuite bathrooms and showers. A few meters away, there is a gym and a private SPA with a wellness path, while less than a hundred meters away is a splendid pool with a whirlpool to relax the mind and body.

PANORAMIC POOL

Panoramic pool of 15 x 10 meters with an attached whirlpool area and 400 square meters of equipped area with sun loungers and pergolas.

WELLNESS AREAS

This structure is equipped with a relaxation area, SPA, Turkish bath, sauna, emotional shower, massage area, tea room, outdoor dining area, and barbecue area.

Farmhouse 2:

Designed to be the structure organized for the management of a stable, it is currently organized as a hotel reception, restaurant, horse hospitality and management, warehouse with connections and preparation for a future olive mill, suites, and apartments for the hospitality business that has received a 5-sunflowers recognition.

4 INDEPENDENT SUITES WITH ENSUITE BATHROOMS

2 COMPLETELY INDEPENDENT APARTMENTS

RIDING ARENA AND STABLES, PANORAMIC RESTAURANT, PANORAMIC JACUZZI, TERRACE OVERLOOKING VAL D'ORCIA.



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INFORMATION

Ref.	Toscana Podere
Type	Sale
Category	Hotel / Boutique
Price	4,550,000.00
Annual Expense	
Year	
Energetic Class	E 198.21

NUMBER

Rooms	16
Bedrooms	13
Bathrooms	19
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	900
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic		

ACCESSORIES

Antitheft

Air conditioning

Fireplace

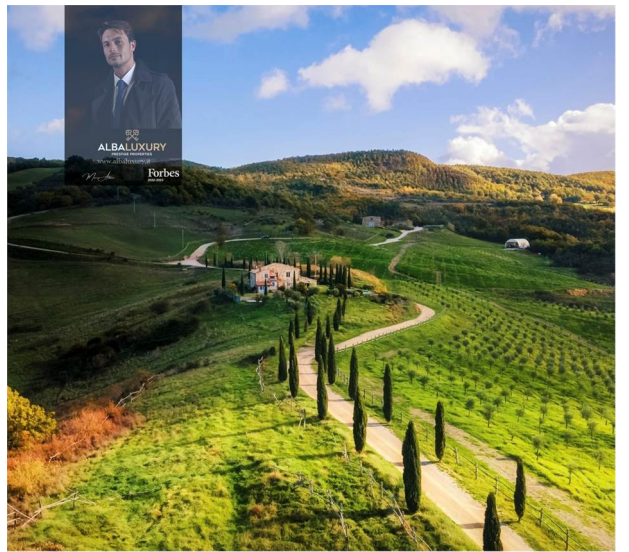
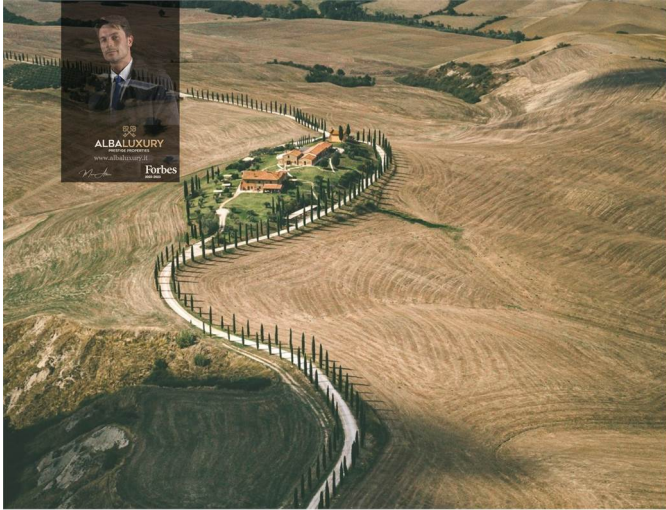
Chimney flue

Swimming pool

IMAGES

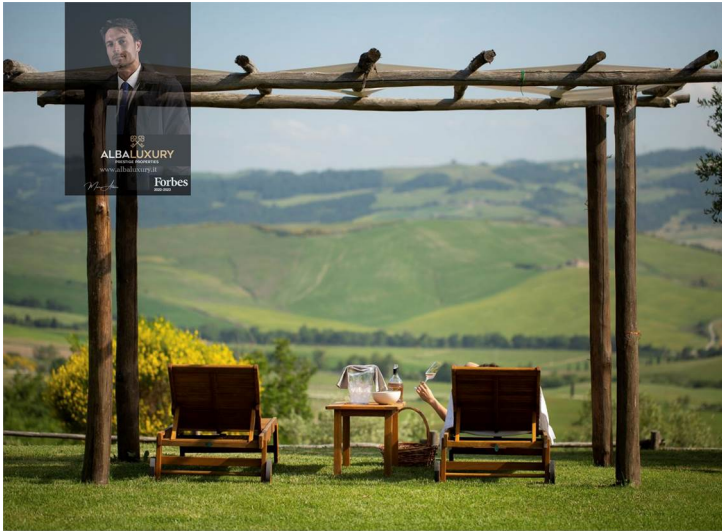


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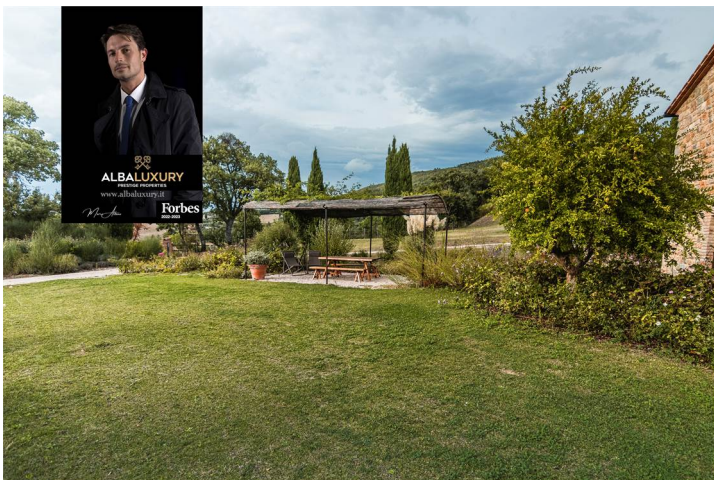
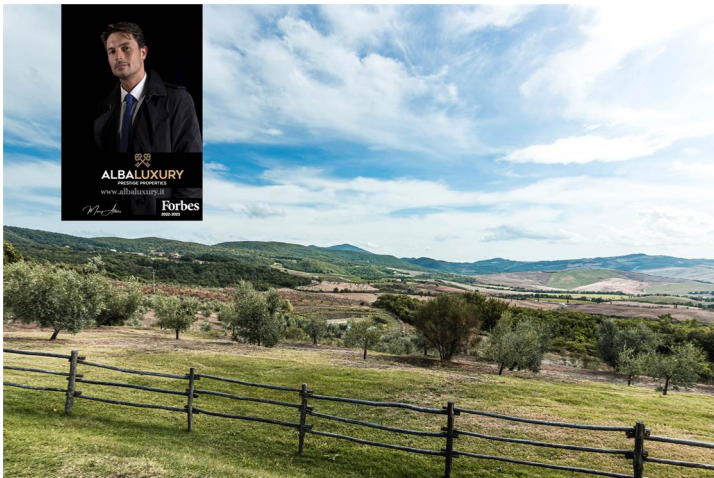


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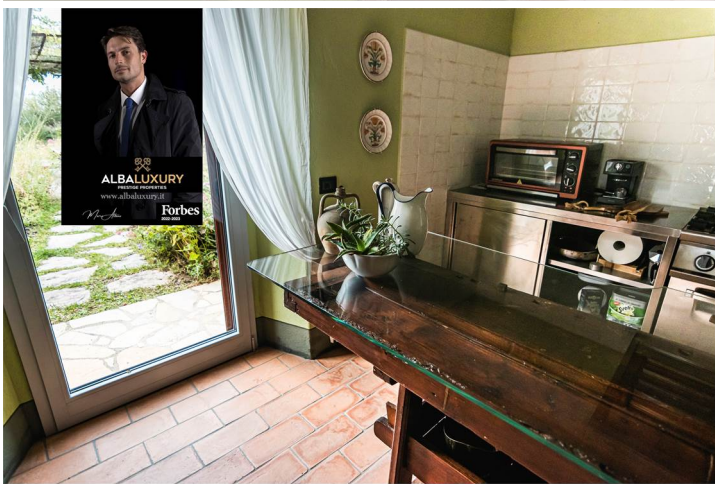


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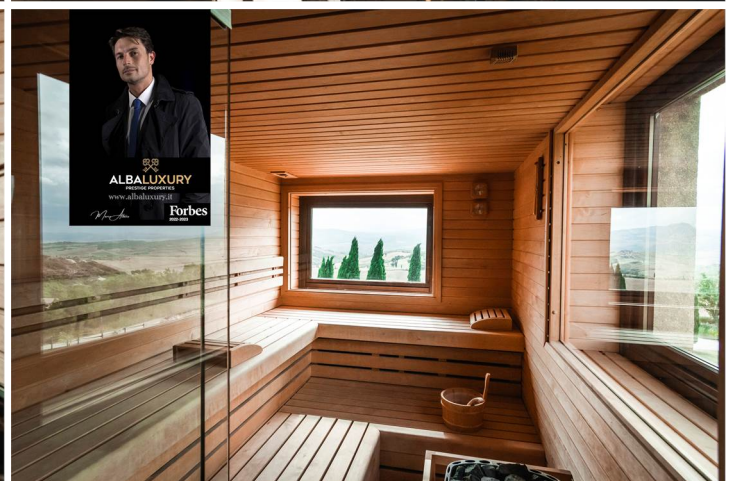
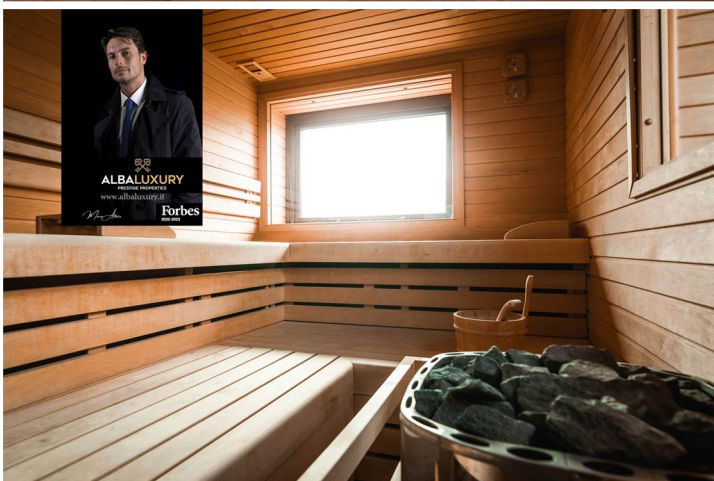
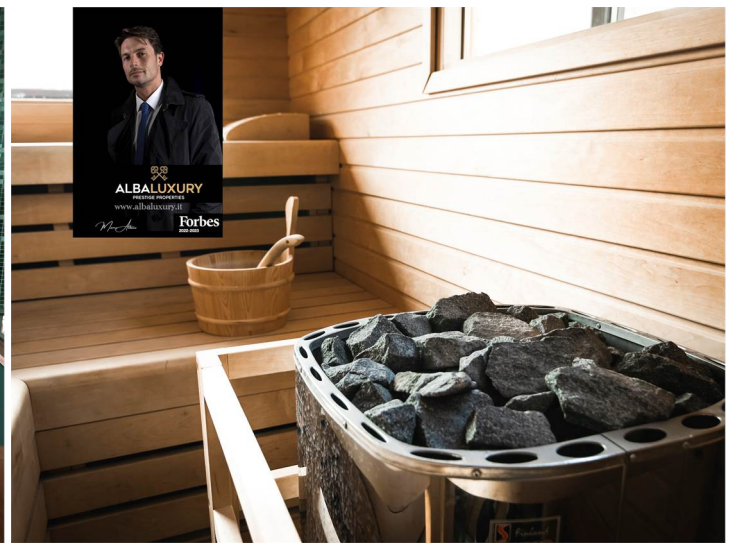
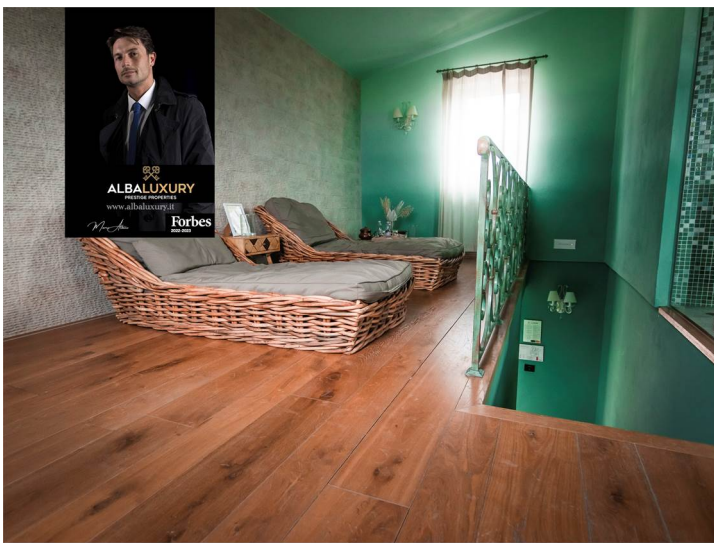
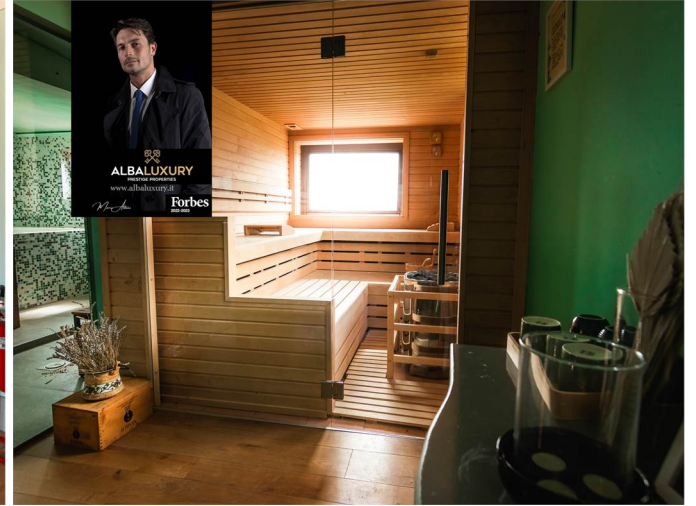


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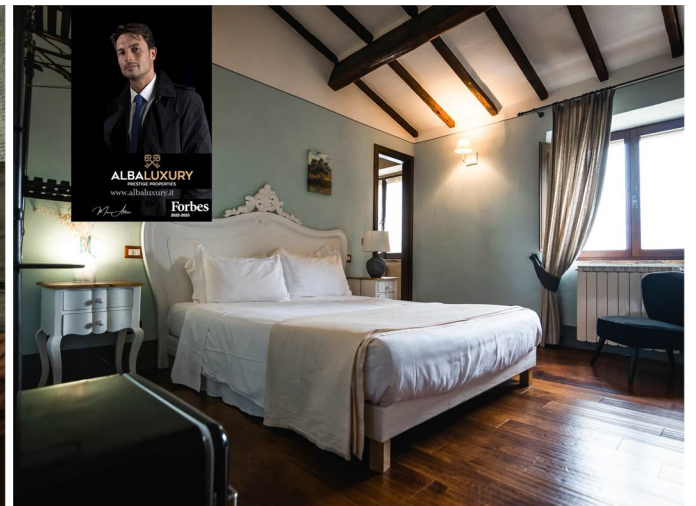
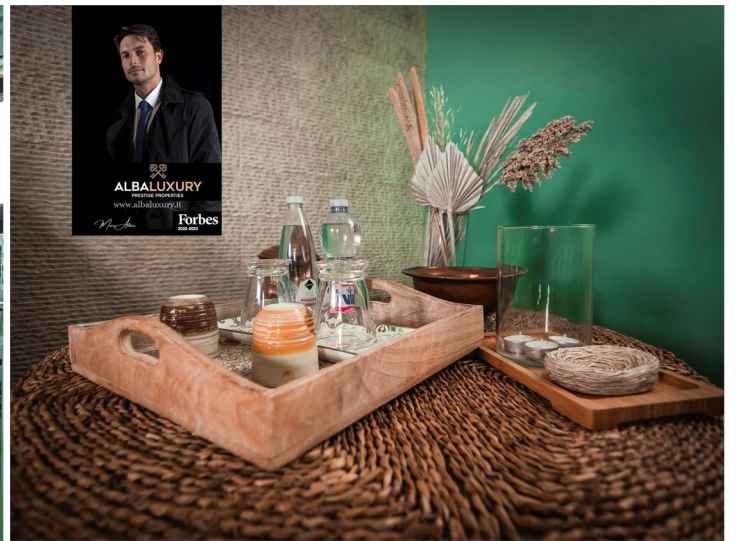


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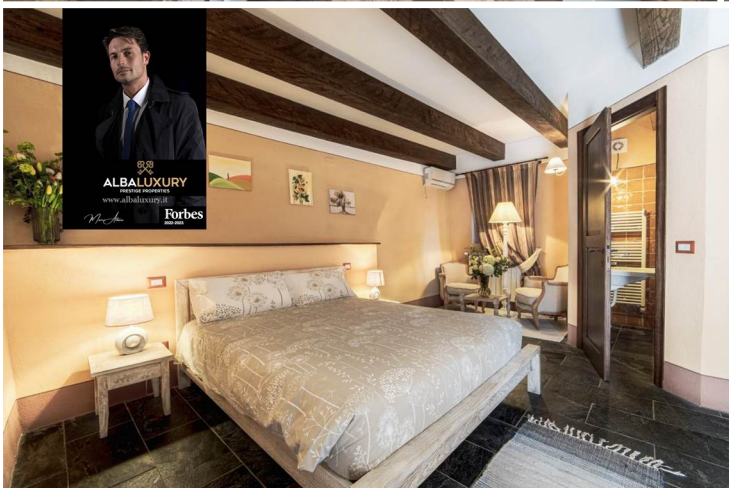
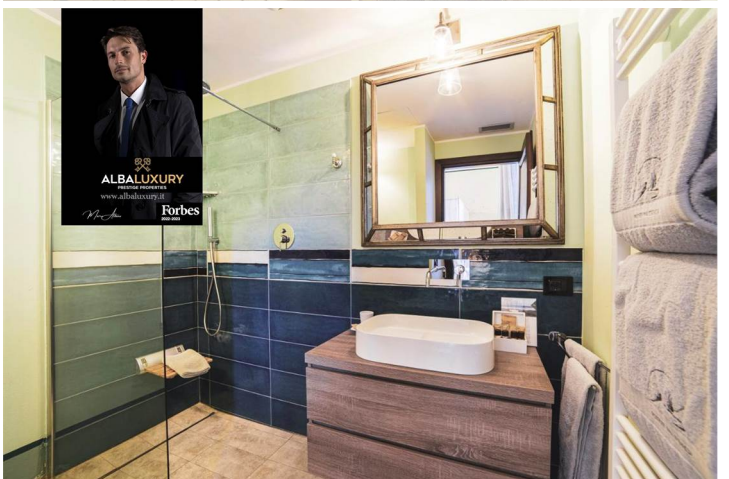


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