



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in San Miniato (PI) via orlo 2

### Renovated property in Tuscany, San Miniato

Description in English:

The property dating back to 1700 is located in an unspoilt valley in Tuscany, nestled in the rolling hills surrounding the medieval village of San Miniato. A recently renovated class A property. The location is enviable as it is only a short drive from the four main cities of Tuscany: Florence, Pisa, Lucca and Siena. The excellent location of this property offers enormous potential for expansion of the accommodation business.

The property is offered for sale in one of the following 3 options:

Option 1. € 2,900,000

The entire property including all buildings, land (54 hectares), vineyards and farm equipment, goodwill and the farm brand.

Option 2. € 2,500,000

All the buildings, excluding the ruin of the vicarage, together with the vineyards, the olive grove and the other surrounding land of about 8 hectares, including the farm brand and only the agricultural equipment necessary for the vineyard. All other land is excluded.

Option 3. € 600,000

The agricultural land and woodland, excluding the vineyards, the olive grove and the land surrounding the buildings (all excluded, except for the ruin of the vicarage), for approximately 42 hectares, plus the agricultural equipment, excluding that necessary for the vineyard, and excluding the farm trademark

Below is the specific detail regarding the 3 SALE OPTIONS:

DESCRIPTION OF BUILDINGS (valid for sale options "1" and "2" (excluding the ruin of the vicarage for the second option):

The hamlet consists of 5 buildings:

1. The VILLA: about 500 sqm built ex novo by the current owners between 2010 and 2012. Formally it was a renovation, but in fact only the outer walls have been retained; everything else, starting with the foundations, is new. Here, then, is a modern two-storey villa, built in the purest Tuscan style (all suppliers and labour were sourced from KM zero), with an earthquake-proof structure in reinforced concrete, double-insulated walls, and state-of-the-art installations: underfloor heating (city methane condensing boiler), air conditioning window frames, etc. It consists of 6 bedrooms, all with ensuite bathrooms, two living rooms, a large kitchen and various service rooms including a laundry room and a large garage. A large terrace completes the construction. There is also an annex to the garage that can have various uses: breakfast room, workshop, gym room, etc.
2. THE RED HOUSE: of about 600 square metres, partially renovated in 2010 with new doors and windows, wood heating, etc.. It consists of a ground floor now used for company services (workshop, office, warehouse, workshop changing rooms, cellar) and 3 flats on the first floor for a total of 6 bedrooms and 3 bathrooms. A suitable renovation project could lead to the creation of up to 12 B&B rooms or alternatively 6 farmhouse flats.
3. The CASALETTO: about 200sq.m. in a period building probably used for dry storage. An existing project may provide 2 flats or 6 B&B rooms
4. THE BARN: about 100 sqm, a splendid rural building that could be transformed into a restaurant or rooms or flats; given the great height, a large loft can be designed to increase the useful surface.
5. The Shed: about 100 sqm, a productive room that could be kept as such or converted into a cellar, room for agricultural tools etc. There is currently no swimming pool but in front of the barn a good sized one could be obtained. In total therefore if the interest was towards a receptive structure one could obtain about 18 rooms with bathroom; a possible further increase would have to pass through a PMA (Agricultural Improvement Programme) possible in the case of the purchase of the entire property.

DESCRIPTION OF LAND - (valid for sale options "1" and "2"):

This consists of approximately 7 hectares (70,000 sq m) that are north of the street and consists of:



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1. Two vineyards:

- a. 12,000 sqm of Sangiovese, the basis of almost all good Tuscan reds
- b. 6,000 square metres of Merlot
- c. 6,000 square metres of Cabernet Sauvignon

The vines were planted in the early 2000s and are in excellent productive maturity; the annual yield varies from 80 to 160 quintals equivalent to 7,000 to 14,000 bottles.

- 2. An olive grove of 5,000 square metres with about 100 olive trees from the early 2000s in good condition; annual yield of 50 to 200 litres
- 3. Two arable fields totalling 14,000 square metres
- 4. Coppice forest totalling 17,000 sqm
- 5. Orchard 2,200 square metres
- 6. Miscellaneous and tare 8,000 sqm

**DESCRIPTION OF THE AGRICULTURAL LAND - (valid for sale options "1" and "3")**

Approximately 42 ha composed as follows:

- 1. 13.5 Ha of irrigated fields on the plain
- 2. 9 Ha of non-irrigated arable land on a gentle slope or on the plain
- 3. 18 Ha of coppice woods
- 4. 1.5 Ha between the lake (5,000m<sup>2</sup>) and the tares

**IRRIGATION**

The groundwater lake is the water reservoir (about 15,000 cubic metres) for the crops; a pumping system with two 7.5 HP pumps brings up to 400 litres/min through two underground main lines. On these are installed 14 solenoid valves are installed on these, which feed the surface pipes from which the drip-wing hoses depart. A well (depth 100 m and flow rate approx. 80 l/m) pours into the lake in the event of a particular drought. There is a second well along the road but it belongs to the villa.

**BUILDINGS**

No buildings are part of this lot except for the ruin of the rectory next to the Pieve di San Giovanni of about 1,000 square metres. This ruin is collaborating and perhaps of little interest but could be an important tool to obtain buildable volumes on other parts of the land. However, there are no guarantees on this. There is also a 350 sqm canopy (currently as a temporary building). Under this canopy there is, among other things, a functioning cold room of approximately 10 cubic metres.

Included in the calculated tare area is a flat field of approx. 3,500 sqm suitable for possible new buildings.

**MACHINERY AND EQUIPMENT**

- LAMBORGHINI Premium 130 hp tractor year 2000 average condition
- LAMBORGHINI Premium 95 hp tractor year 2000 with front loader average condition
- FIAT 780 78 hp tractor year 1976 poor condition
- Reversible twin plough
- BASSI disc seeder
- GASPARDO maize seeder
- Fan weeder ROTOSARK
- Rotary harrow 3 m
- Hammer mulcher 1.5mt
- Brushcutter arm
- 1 Treatment barrel
- Low trailer
- Cold store approx. 10 mc
- Miscellaneous

Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, large expanses of vineyards and olive groves, small villages, medieval castles and wineries where you can taste the best wines in the world.





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## INFORMATION

|                 |                           |
|-----------------|---------------------------|
| Ref.            | Toscana 079               |
| Type            | Sale                      |
| Category        | Villa                     |
| Price           | 2,900,000.00              |
| Annual Expense  |                           |
| Year            |                           |
| Energetic Class | A 30 kWh/m <sup>2</sup> a |

## NUMBER

|                      |    |
|----------------------|----|
| Rooms                | 15 |
| Bedrooms             | 12 |
| Bathrooms            | 10 |
| Balconies + Terraces |    |
| Floor                |    |
| Car Space            |    |
| Box                  |    |

## SQUARE METERS

|                      |        |
|----------------------|--------|
| Commercial           | 2000   |
| Garden               | 540000 |
| Cellar               |        |
| Balconies + Terraces |        |
| Attic                |        |
| Tavern               |        |
| Box                  |        |

## FEATURES

|                        |                       |               |                     |         |           |
|------------------------|-----------------------|---------------|---------------------|---------|-----------|
| Property Conditions    | Renovated             | Rank          | Elegant             | View    | Open View |
| Orientation            | North West South East | Free Sides    | 4                   | Heating | Central   |
| Type of heating system | Floor heating         | Energy source | Natural Gas Heating |         |           |

## ACCESSORIES

Air conditioning

Fireplace

Data network

## IMAGES







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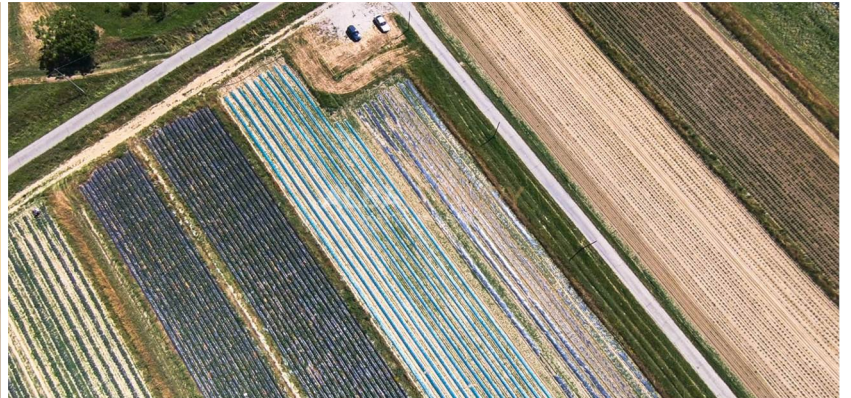
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