



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 Buonconvento (SI) Loc Castelnuovo Tancredi 2

Wonderful villa in Tuscany

This prestigious Villa is a unique and historic Tuscan residence with a private park of 10 hectares, offering spacious and luxuriously furnished accommodation for up to 14 people and is perfectly equipped for those wishing to enjoy summer or winter in southern Tuscany. San Luigi sits proudly on a hill and surveys the varied Tuscan landscape: to the south, the peak of Monte Amiata and the hill town of Montalcino are clearly visible; the moonscape of the Crete Senesi stretches to the east with undulating fields and wooded hills to the west. On a clear day, from the highest point of the estate, the towers of Siena can be seen twinkling in the sun.

The ground floor has been designed with entertaining in mind, while offering enough options for those who want some peace and quiet to enjoy their personal space.

The main villa has a beautiful living room with French doors opening onto a more private terrace with views to the west. Furnished in an elegant style and connected to the kitchen and dining area, there is a large travertine fireplace for winter evenings. The Oven (part of which was once the old bakery) can serve as a TV room and library, as well as an additional guest room.

Immediately below the Studio is a beautiful wine cellar .

Cross the courtyard that separates the Villa from the 'A' wing and you will find yourself in a sumptuous entertainment space.

The entire building is full of light with high ceilings, magnificent iron doors to the courtyard and French doors opening onto the terrace of the 'A' wing. With three distinct but interconnected areas, this is a fantastic party space.

First, there is a large living room complete with fireplace, Samsung Smart TV, Sonos system and sofas comfortable enough to accommodate the whole family or a large group of friends. Then there is the unique bar area with a large, custom-designed walnut travertine bar table and a bar cabinet complete with fridge, wine cooler and everything you need to make that summer cocktail. And not forgetting the life-size handmade billiard table and the game/card table.

The custom-made handmade kitchen and butler's pantry beautifully complement the high ceilings and unique terracotta columns that dominate the kitchen and dining area.

By the pool is an exceptional outdoor kitchen and dining area with barbecue

The villa has 7 bedrooms. All are air-conditioned with underfloor heating; and have their own private bathroom with travertine showers, while three also have independent bathrooms

The magnificent travertine pool with infinity edge overlooks the private lake below San Luigi, with sweeping views of the Crete Senesi and the Val D'Orcia.

Adjacent to the pool terrace is a lounge area and an exceptional, fully equipped outdoor kitchen.

The area :

The medieval walled town of Buonconvento with its restaurants and bars, shops selling local produce, a supermarket and the train station, is only a seven-minute drive away. Montalcino and its famous Brunello vineyards are only 15 minutes away, while Siena and the hill towns of Pienza and San Quirico d'Orcia and the thermal baths of Bagno di Vignone are all within 30 minutes.



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 016
Type	Sale
Category	Villa
Price	8,975,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	8
Bedrooms	7
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	469
Garden	100000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Living room
Kitchen	View Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	PVC double glazed	Doors	Excellent
Blind	Oscurante Pvc	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Marble	Access for disabled	No barrier

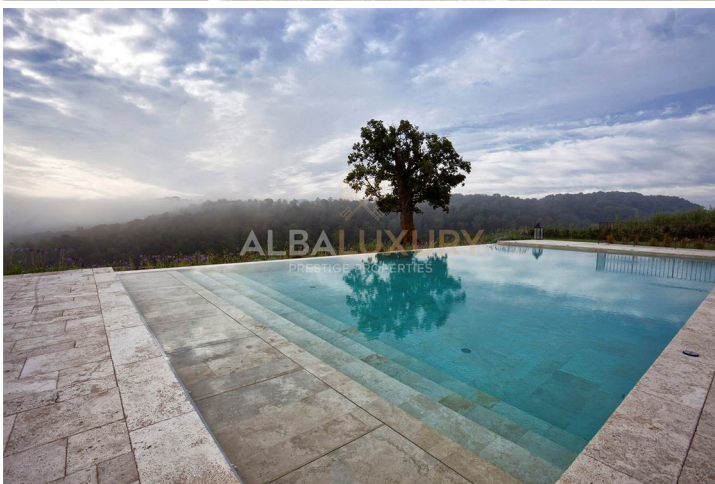
ACCESSORIES

Antitheft	Air conditioning	Fireplace	Electric gate	Double glazing
Separate entrance	Car passage	Swimming pool	Armoured door	Data network
Video intercom	Video surveillance			



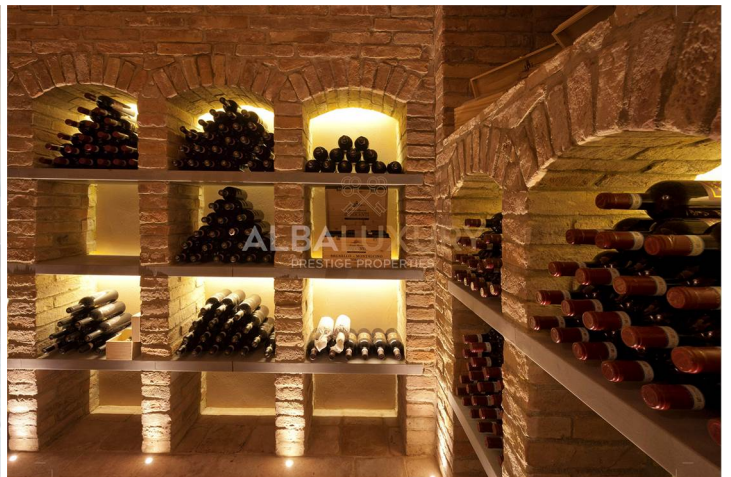
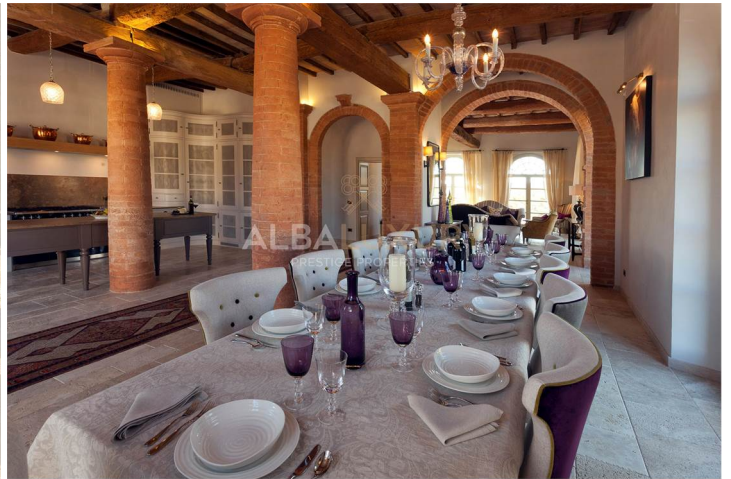
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

IMAGES





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



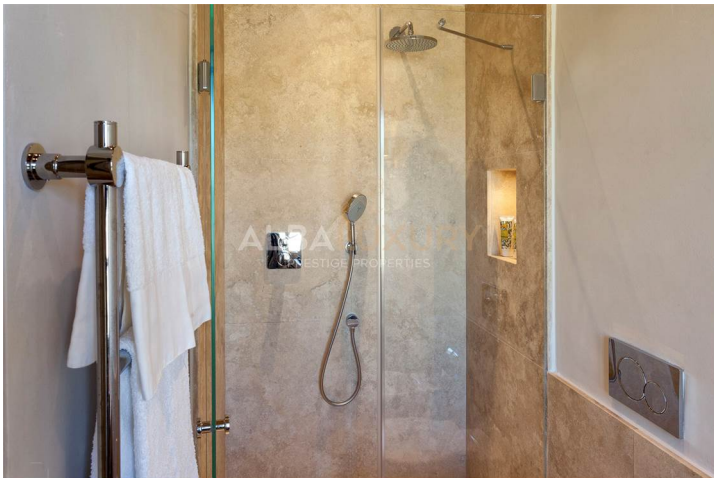


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





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



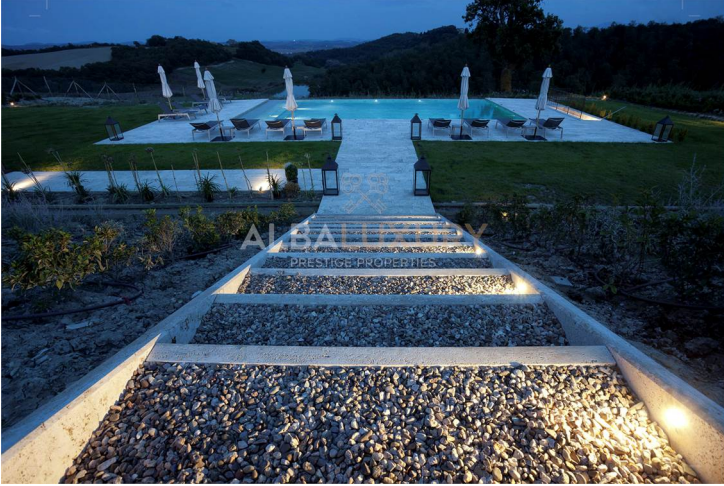


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





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



ALBALUXURY
PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT