



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



Estate Sale in Sarteano (SI) Via di Caselfava 181

60-hectare farm with riding stables

In the heart of Tuscany in the renowned Val D'Orcia, a location of excellence and Unesco heritage, in the close vicinity of towns of historical importance such as Siena, Montepulciano and Pienza.

We offer a structure organised with 4 suites with private bathroom, 2 independent flats, stables and riding stables with horses, jacuzzi, panoramic restaurant and riding school.

The structure is composed as follows:

Hotel Reception, Restaurant, Hospitality and Horse Management, Warehouse with connections and predisposition for a future oil mill, Suites and flats for accommodation and predisposition for swimming pool.

It is the centrepiece of this estate. The ideal place for lovers of horse riding, nature and wellness. The structure with its elegant yet rustic appearance is surrounded by a 30-hectare green space where you can experience a dreamlike atmosphere, stroll around one of the three small lakes and magnificent landscapes. The structure is currently on two levels and is organised as follows: Hotel Reception (entrance), Restaurant (multipurpose room) with 50 seats equipped with a large fireplace and an equipped counter, professional kitchen (electric hotplates, kettle, fryer, professional ventilated oven, bimini, countertop refrigerators, column refrigerators, heated table for handling dishes), Service area (air-conditioned warehouse, bottling area, line preparation laboratory, column refrigerators blast chiller, oven, planetary mixer, stainless steel tables and cabinets), Warehouse with total preparation for the oil mill (drainage pipes, connections, adequate power, for insurcing project of the farm area connected to oil production), Laundry, guest and staff bathrooms, Showroom, relaxation area, tasting area used for the sale of the farm products. On the upper floor we find the accommodation area organised as follows: common area, hallway to access the 4 independent suites with their own bathroom and the 2 complete independent flats (2 bedrooms + living room with kitchen).

HOSPITALITY

HORSES

12 stalls inside the stable + 6 stalls in the paddocks with galvanised and painted steel fences. Equipped saddlery, Horse washing area inside the stable, Rectangle and Round drained with silica sand (Galvanised and painted steel fences)

RESTAURANT

Equipped with a large counter (refrigerators, dishwashers, ice machines). Seats up to 50, large Tuscan fireplace with relaxation area. Professional kitchen serving the restaurant equipped with every comfort.

OUTDOOR SPACE

sofas, aperitif area, outdoor tables for serving, pizza oven, large barbecue.

AT THE SERVICE OF THE FARM

Several specialists in the sector have identified great income potential in this land. Starting with the primary resource, water, guaranteed by the right to draw from the two adjoining springs and the presence of the 3 lakes, with a total capacity of 6,000 m³, waterproofed with a layer of clay with overflow management with reinforced concrete structures draining downstream. The land has been worked to totally drain the rainwater into the lakes. The property has been equipped with an internal circuit of interconnected underground cisterns with a total capacity of more than 90,000 litres that, in addition to meeting the water needs of the farmhouses, are used for a water recovery circuit connected to the lake2 (whose water feeds the automatic watering system for the gardens and the watering of the horses). The farm is made up of: barn (prefabricated structure 20x12m h:8m), warehouse (prefabricated structure 8x3m h:2m), farm equipment (wheeled tractor 115hp, wheeled tractor 30hp, tracked tractor 115hp, 25-quintal digger, equipment, mulcher for cleaning prode, 3. 000 litres, 60-quintal wheeled wagon, 50-quintal wheeled wagon, 20-quintal wheeled wagon, clod breaker, ripper), gardening equipment (electric and petrol driven brush cutters, manual and sit-on weed cutters), electric olive harvesting equipment, vehicles (nissan navara, range rover defender, ford transit custom, toyota rav 4)

DEVELOPMENT POTENTIAL:

In the near future, the current production supported by the 4.4 hectares of productive olive grove (olive grove 1) will be increased substantially thanks to the second olive grove of almost 14 hectares.

The current owner has received approval for a LEP with an irrigation project for the entire new olive grove (olive grove 2).



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In addition to the RDP, a PIF with favourable conditions has been approved, including a project to build an oil mill and the possibility of terracing another 14 hectares of olive grove (currently used for spelt and legumes).

INFORMATION

Ref.	Toscana II
Type	Sale
Category	Estate
Price	3,100,000.00
Annual Expense	
Year	
Energetic Class	E 112.21

NUMBER

Rooms	20
Bedrooms	12
Bathrooms	11
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1170
Garden	70000
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	PVC Blinds	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic		

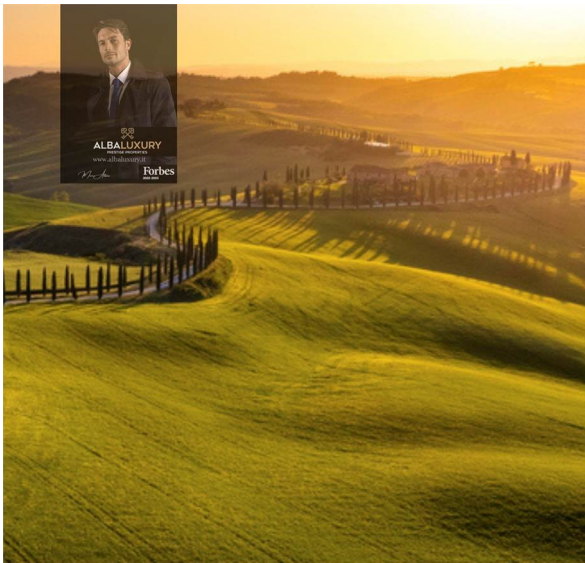
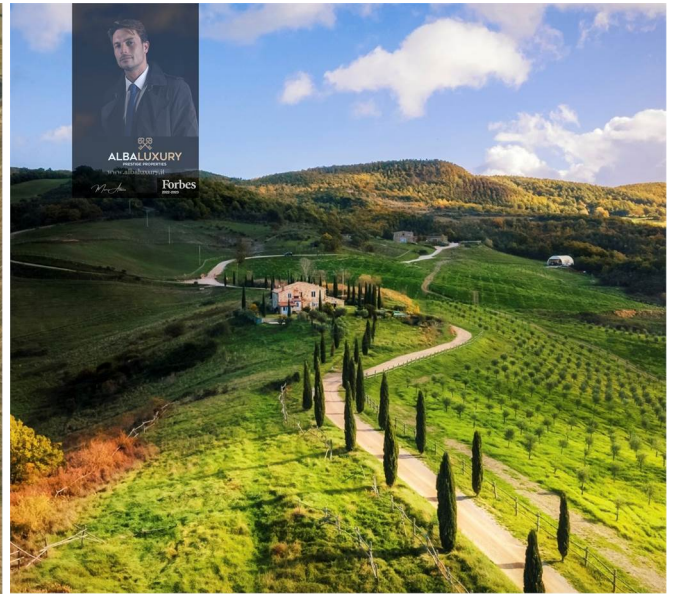
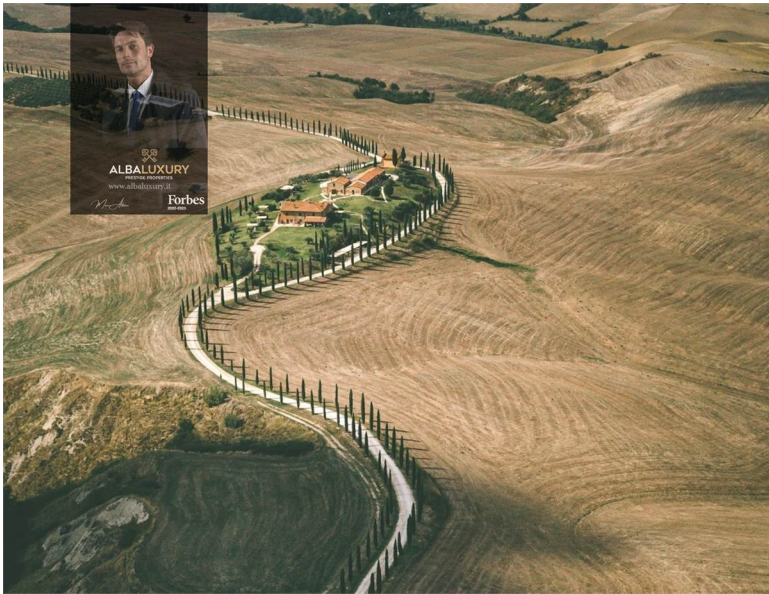
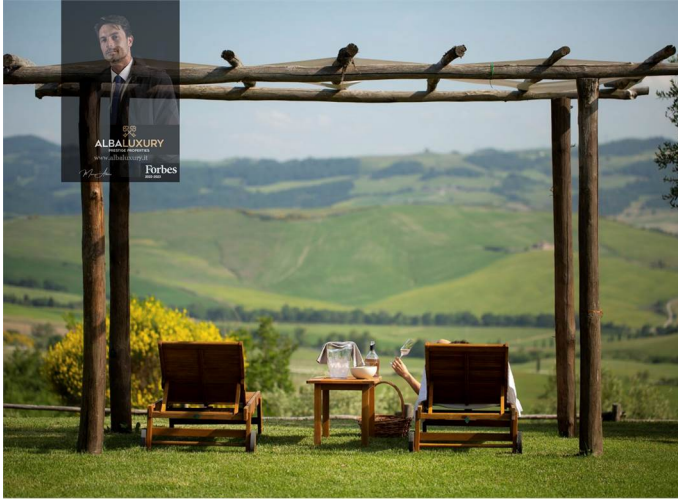
ACCESSORIES

Antitheft	Air conditioning	Fireplace	Chimney flue	Swimming pool
Data network	Storage room			

IMAGES

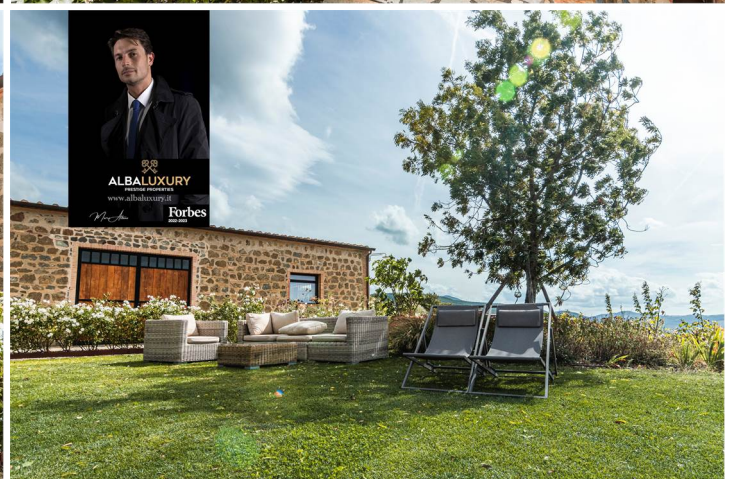


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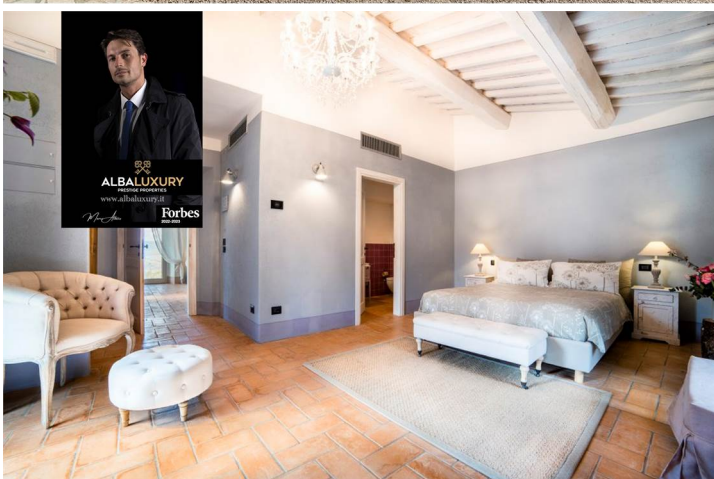
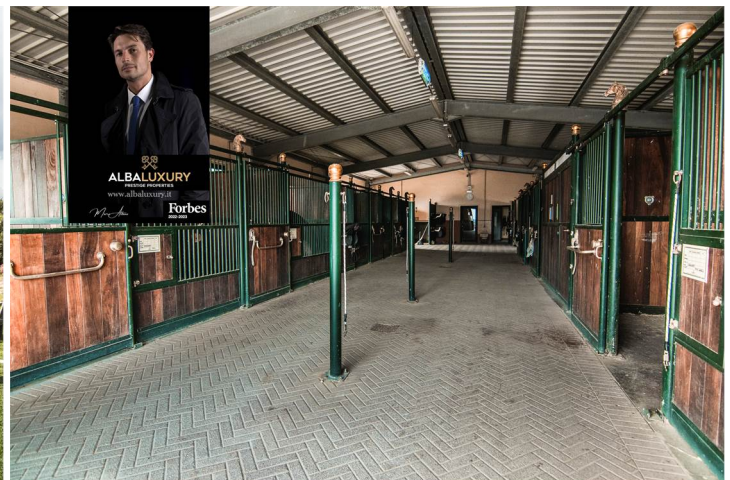
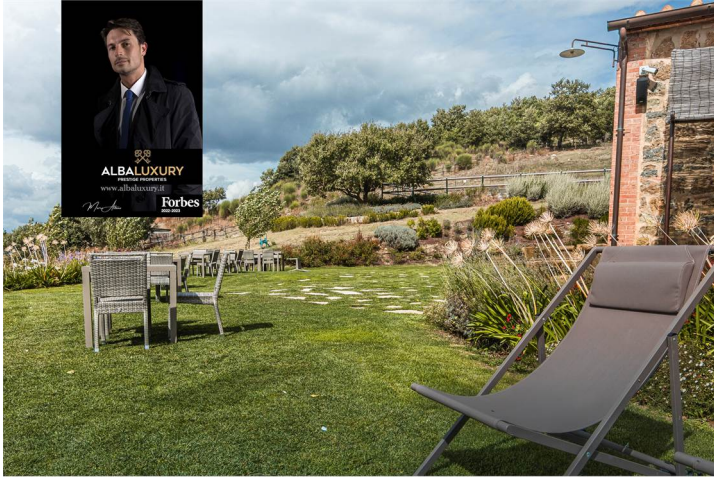


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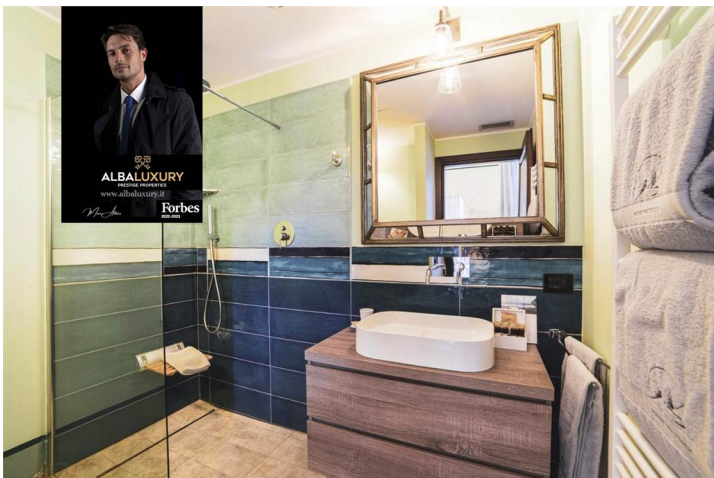


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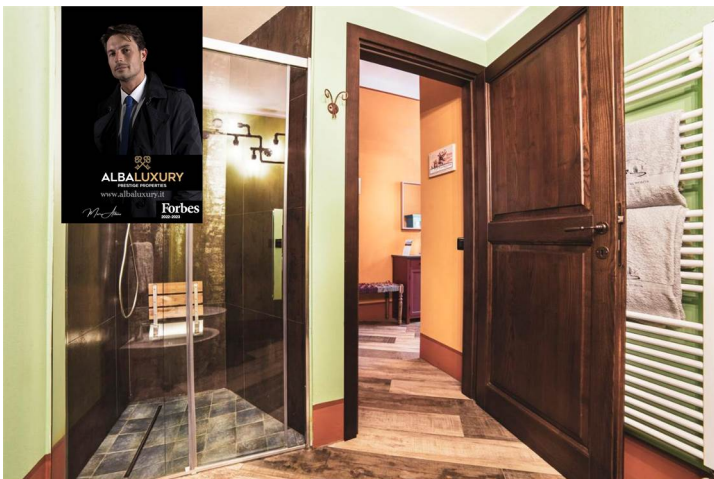


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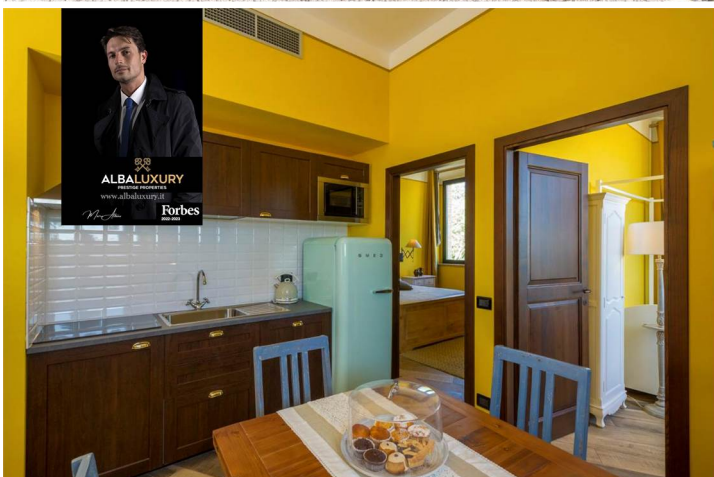
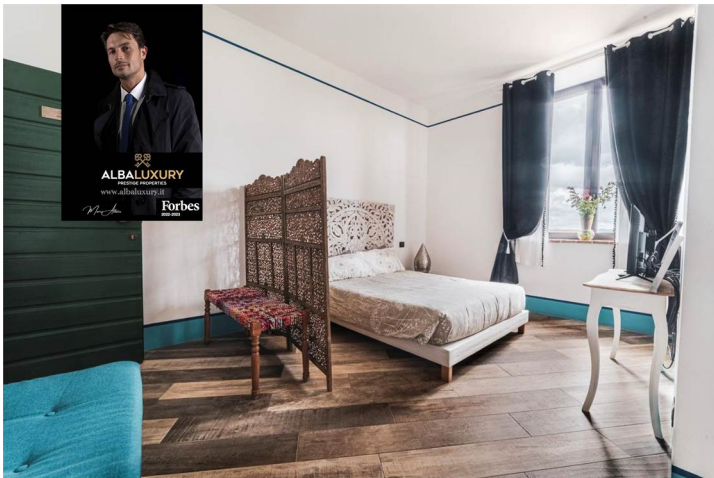


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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
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