



Villa for sale in Monteroni d'Arbia

€ 1.300.000

Ref. CBI115-1260-38



638 sq.m. | Bathrooms: 7 | Bedrooms: 12 | Rooms: 20

Coldwell Banker is pleased to present Villa Rachele, immersed in the suggestive hills of Siena.

The property, part of the village of San Fabiano, is located within an immense land belonging for generations to the noble Florentine family, who own many of the estates in the property and the wonderful castle of San Fabiano from which the same takes its name. The feeling of freedom, peace and return to the past are distinct features. One of the many strengths of this property is undoubtedly the wonderful view of the Crete Senesi region of which the estate is part.

The villa we offer for sale consists of:

Main building, with a large and well distributed farm house, built on two floors. Inside we can find a room used as a business office and reception, a very large multipurpose room (great for situations that include many guests), five rooms that also offer kitchenette and, finally, three bathrooms.

On the second floor we can find the rest of the many wonderful rooms that make up the building, characterized by coffered ceiling and exposed beams and equipped with all comforts. Among the six rooms, some with kitchenette, one stands out for its width and the presence of a kitchen inside. The floor is completed by the space dedicated to laundry, and four bathrooms.

Right next to the main building there is a comfortable patio, great for outdoor evenings in spring and summer seasons. Inside there is a space where a wood-burning oven has been installed and two rooms useful for any need.

A few meters away we can find the beautiful underground pool, which enjoys a spectacular view of the surrounding hills and grounds.

The whole property has recently been included in energy class E thanks to the new 20kw photovoltaic system and the installation of a new boiler. The column for electric cars has also been installed.



Villa Rachele is ideal both for those looking for a private residence to share with guests and family, and for those who want to obtain an income from accommodation businesses having been in the tourism sector for many years with excellent results.

Distances:

Siena 15km

Golf Club 20km

Seaside 70km

Rome 2.5 ore in auto

This information is provided for general information purposes only and does not constitute a contractual element.

Certification

Energy Class: E

EPglnr: 320.79 kwh/□

Features

Property ID: CBI115-1260-38

Contract: Sale

Categoria: Villa

Address: loc podernovo

Zip Code: 53014

Municipality: Monteroni d'Arbia

Total sqm: 638 sq.m.

Bedrooms: 12

Bathrooms: 7

Rooms: 20

Internal condition: Excellent

Floor: Buildings

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1800

Current Status: Available after the deed of sale

Terrace: Present, 6 sq.m.

Garden: Private, 3.000 sq.m.

Kitchen: Regular Kitchen











