



**COLDWELL BANKER**

BARBERA GROUP  
INTERNATIONAL REAL ESTATE

Barbera Group International Real Estate  
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## Villa for sale in Asciano

**€ 3.900.000**

**Ref. CBI100-653-290197**



**2.200 sq.m. | Bathrooms: 15 | Bedrooms: 30 | Rooms: 40**

ASCIANO (SI) □ Location Montalceto, within the landscape of the "Crete Senesi", which extends from the territories south of Siena to beyond Pienza and San Quirico d'Orcia with the valley of the same name, where the valley and hilly landscape changes of color as the season changes, in a panoramic position immersed in a unique and evocative context, we are pleased to offer for sale a beautiful medieval village made up of multiple independent residential units with approximately 15 hectares of surrounding land. Just 1 km from the provincial road, across a comfortable dirt road, the property welcomes us with a first group of buildings made up of 5 delightfully finished stone farmhouses, used as agritourism accommodation and intended to welcome the most demanding clientele for private events and corporate. In fact a small village, made up of independent apartments and common areas for leisure and convivial moments, where the restoration was carried out with attention to detail and the wisdom of those who want to preserve these places with the atmosphere of the past. About 200 meters away, away, a fabulous avenue of cypress trees leads us to the second block of buildings, where the main villa is located on two levels, completely in need of renovation; once the site of a convent and then, at the beginning of the 20th century, converted into a hotel to receive guests of the ancient "Montalceto spa station", to which there was even a local train stop dedicated, now abolished. Three more different apartments with numerous technical rooms, cellars and garages; a perfectly functioning oil mill with attached warehouse for olives. Another renovated apartment, currently home to the owners and the delightful private chapel, the oldest building in the village, dating back to 1,200. Immediately behind these buildings, immersed in an atmosphere of absolute privacy and tranquility, a charming stone staircase leads us to the large swimming pool; an area equipped with bathroom and changing room for guests, which together with a small children's playground frame the thermal spring. Carved into the rock, with several communicating rooms, where medical water continuously flows and is maintained at constant temperatures above 30 degrees. Due to its location and size, the real estate complex offered for sale represents a solution of



rare prestige, easy to reach, a short distance from the A1 "Bettolle-Val di Chiana" motorway exit, and a two-hour drive from Fiumicino international airport. Leonardo da Vinci".

## Certification

**Energy Class:** G

**EPglnr:** 175.50 kwh/□

## Features

Property ID: CBI100-653-290197	Contract: Sale
Categoria: Villa	Address: MONTALCETO
Municipality: Asciano	Total sqm: 2.200 sq.m.
Bedrooms: 30	Bathrooms: 15
Rooms: 40	Internal condition: Excellent
Independent heating: Heating	No architectural barriers: Yes
Date of construction: 1700	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Terrace	Antenna : Condominium
Porch	SAT Tv : Independent
Storage	High-speed internet connection
Cellar	Fireplace
Air conditioning	Telephone system
Electric system : Compliant	Shower
Wooden fixtures	Preparation for alarm system
Safety deposit box	Basement
Garret	Pool
Panoramic view	Land

## Nearby

Rail station	Public transports
Shopping centres	















