



Villa for sale in Sinalunga

Bettolle

€ 1.200.000

Ref. CBI115-2076-67



649 sq.m. | Bathrooms: 7 | Bedrooms: 11 | Rooms: 20

This delightful Country Hotel & Family Resort is located in the heart of Val di Chiana. It is composed of a main farmhouse that dates back to 1700/1800 with the architectural characteristics of the Leopoldine, traditional buildings typical of this part of Tuscany. The main building is distributed on two levels: on the ground floor we find the reception hall for guests, the restaurant room, the kitchen and various rooms for different activities. On the first floor there are 7 double bedrooms with en-suite bathroom and a common living room for guests' activities.

Adjacent to the farmhouse we find an independent residence currently home to the hotel managers which is also spread over two levels composed of a living room with kitchenette on the ground floor and two bedrooms with en suite bathrooms and a third bedroom with bathroom on the first floor. There are also some ancient annex attached that can be developed.

Outside, however, there are large spaces perfect for all types of outdoor activities: weddings, parties, themed events for families and children. The area delimited by the farmhouse and the dependance is also used in summer for al fresco dining. Not far away there is a large shed, a large pine forest equipped with games, gazebos and kiosks, a swimming pool and a riding school equipped in western style, an A.S.C. recognized centre.

The land that surrounds the entire property extends for 1.7 hectares.



This place is designed for children and parents, organized in different environments where it's possible to spend leisure moments in a multi purpose venue. The rooms, for example, are themed, to enjoy the stay in the Bears' Room or the Seven Dwarfs' Room, in the Luna Park or in the Pinocchio Room, in a scenographic environment that still maintains the characteristics of the Country House intact.

The structure is equipped with air conditioning and a 20kw photovoltaic system and solar panels for hot water.

The hotel is successful and receives further praise, it is perfect for a business dedicated to hospitality which, if developed, would lead to further successes but can also be traced back to a private residence, even a multi-family one.

Distances:

Siena 45 minutes

Florence 1.30 minutes

Arezzo 30 minutes

Montepulciano 30 minutes

A1 highway 5 minutes

For further information contact the agency

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

Features

Property ID: CBI115-2076-67	Contract: Sale
Categoria: Villa	Address: via bandita, 72
Zip Code: 53048	Municipality: Sinalunga
Zona: Bettolle	Total sqm: 649 sq.m.
Bedrooms: 11	Bathrooms: 7
Rooms: 20	Internal condition: Good
Floor: Buildings	Total floors: 2
Independent heating: Heating	Date of construction: 1800
Current Status: Available after the deed of sale	





