



PROPERTY  
**QUEEN**

**ASCIANO, TUSCANY**



# Ferranesi

## Asciano, Tuscany

Beautifully restored farmhouse with courtyard and contemporary interiors. 360 degree views of the breathtaking Crete Senesi countryside

**12 Bedrooms - 12 bathrooms in total - pool house and infinity pool - underground garage - wine cellar - 250 olive trees**

**Floor area approximately 750 sq.m. Land approximately 2,2 ha (all measurements are approximate)**

Situated in the heart of Tuscany, an area of exceptional beauty between the towns of Asciano and San Giovanni d'Asso, 30 kms south east of Siena. This 18th century farmhouse was fully restored in 2003 and further modified in 2007 and 2016 by the architect owner to create a light, spacious and contemporary home. Ideal for weddings, events or family reunions this is truly an exceptional property.

### **Accommodation:**

#### **Main house:**

**Ground floor:** Dining room with large fireplace, open reception room with exit to covered external dining area, fully equipped kitchen, guest bathroom and library with fireplace, service entrance with laundry and boot room.

**First Floor:** Four ensuite bedrooms, each with en suite bathroom. Two covered terraces  
Independent guest suite accessed from the loggia with small kitchen and bathroom

**Lower ground floor:** Wine cellar and storage rooms

#### **Guest house:**

Three bedrooms and bathrooms, kitchen, dining room and sitting room. Covered terrace and private garden

#### **Ground floor guest Apartment 'Il Postino':**

Sitting room with small kitchen, two double bedrooms and bathrooms, covered terrace with views to Monte Amiata

#### **First floor guest Apartment 'La Dolce Vita':**

Sitting room with small kitchen, two double bedrooms and bathrooms, covered terrace with views to Monte Amiata

#### **Pool House**

With professional kitchen, dining room, bathroom for pool use  
Garage and storage below

### **Land:**

There are approximately two and a half hectares of land included in the sale, with around 250 olive trees and lake for irrigation. Each accommodation unit has its own private area of garden for privacy and relaxation whereas the infinity swimming pool and courtyard with pizza oven are ideal spaces to host dinners, parties and events.

### **Area:**

Situated in the comune of Asciano yet closer to San Giovanni d'Asso, a town famous for its olive oil and truffles. Montalcino is just 22 km distant where you can find some of the best wine cantinas and restaurants. The surrounding countryside is an ever changing masterpiece of rolling hills, cypress trees and hilltop towns, protected by its world Heritage status it will never fail to take your breath away.

**Distances: San Giovanni d'Asso 5.5 km, Asciano 11km, Montalcino 22km, Siena 40 km, Firenze 123km, Roma 208 km.**

**Services:** Gas GPL heating, mains water plus lake for irrigation, 3 cisterns for water collection, electricity, wifi, fly screens

**Asking price: €6.900.000**

**Energy Class: Request in progress**

































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