



TREVI ELITE

LUXURY REAL ESTATE

MONTALCINO-TOSCANA-ITALIA

Rif.1699MNT-24357

Villa with swimming pool in Toscana, Montalcino



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In the heart of the Val d'Orcia Natural Park, just minutes from Montalcino, a unique 16th-century estate with a total area of 920 sqm is offered for sale, surrounded by a private 9,000 sqm park.

The villa has been completely restored while preserving original materials, frescoes, flooring, and traditional craftsmanship, and is listed among the architecturally significant properties of the region.

It was originally the main residence of the owners of the small borgo of Pian dell'Asso.

The villa enjoys a unique panoramic position and convenient access via a picturesque road of approximately 1.5 km.

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The property is fully independent and fenced for maximum privacy, yet not isolated: a nearby inhabited borgo ensures a high level of security.

The building consists of three floors (ground, first and second) with a total area of 920 sqm. A complete renovation using high-quality materials was carried out recently.

The villa is currently divided into three independent apartments of 300 sqm each, one per floor, and can easily be reconnected into a single residence.

The first and second floors are accessible via an original travertine staircase and also by an elevator discreetly concealed behind antique wooden doors.

The property includes a beautifully maintained 9,000 sqm park, partly in classical Italian style with century-old trees, the rest being a typical Tuscan garden.

There is space in the garden to create a tennis court.

A carport for 8-10 vehicles is available.

An automatic irrigation system is installed throughout the grounds. There is also a service building housing the heating systems (one for each apartment) and a 70 sqm storage area for garden and sports equipment.

The restoration was carried out with great respect for original materials and traditional craftsmanship, preserving the property's historical authenticity.

The villa can easily be converted into a small boutique hotel: it currently offers 12 bedrooms, three large living rooms and three kitchens. With moderate alterations, the number of rooms can be increased to 18-20.

Swimming Pool

The property features a magnificent swimming pool (built in 2009) designed in beach style, overlooking Montalcino, with a spacious sunbathing area.

There is also a natural source of bromine-iodine thermal water, suitable for most thermal treatments such as mud therapy, mineral baths and inhalations.

The source is already connected to the pool and can be easily linked to the villa's water supply system.





Description of the Residential Units

Ground Floor Apartment

Area: approx. 300 sqm

Layout: entrance hall, triple living room, dining room, 4 spacious bedrooms, 3 bathrooms, laundry/guest WC, kitchen, cellar.

Direct access to the garden from all rooms.

First Floor Apartment

Area: approx. 300 sqm

Layout: entrance hall, triple living room, dining room, 4 spacious bedrooms, 3 bathrooms, laundry, kitchen, cellar.

This is the piano padronale — the main floor where the owner lived, therefore preserving original frescoes and historical flooring.

Garden access via staircase and elevator.

Second Floor Apartment

Area: approx. 300 sqm

Layout: entrance hall, triple living room, dining room, 4 spacious bedrooms, 4 bathrooms, laundry, kitchen, cellar.

This floor has a unique attic-style architecture with original floors and exposed wooden beams.

Garden access via staircase and elevator.





Distances to Major Cities

- Siena — approx. 45 km (30 minutes)
- Florence — approx. 100 km (1 hour) → International airport
- Rome — approx. 220 km (2 hours) → International airport
- Pisa — approx. 160 km (1 hour 45 minutes) → International airport

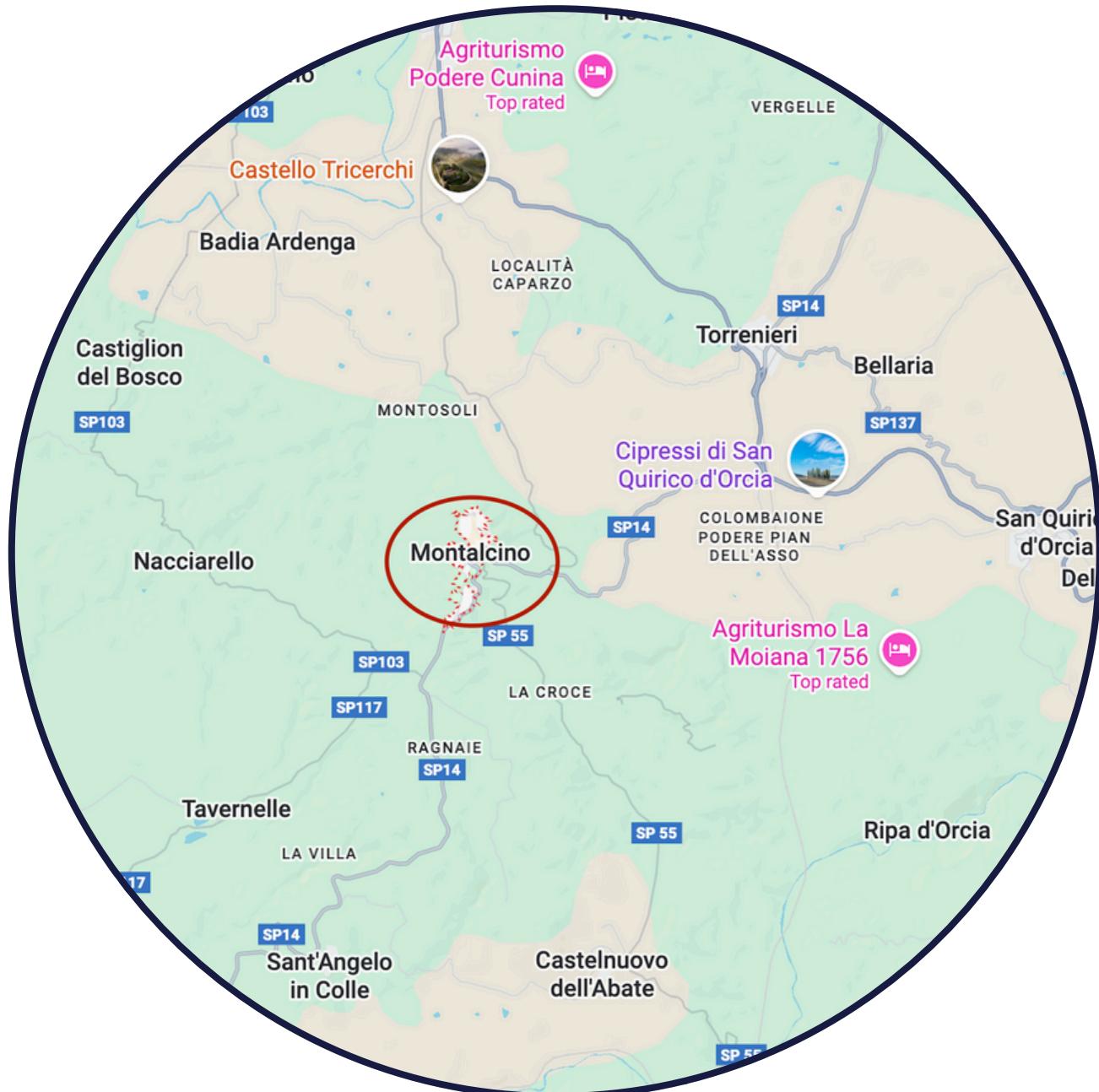
Historic Towns Nearby

- Montalcino — approx. 6 km
- Pienza — approx. 10 km
- San Quirico d'Orcia — approx. 4 km
- Torrenieri — approx. 2.5 km (nearest pharmacy, shops, etc.)

Amenities and Infrastructure

- Ferragamo Resort Golf Course — approx. 7 km (under construction)
- Villa Gori Siena Golf Club — 40 km
- Sovicille Bagnaia Golf Club — 20 km
- Bagno Vignoni Thermal Baths — 10 km
- San Casciano dei Bagni Thermal Baths — 25 km
- Saturnia Thermal Baths — 80 km
- Marina di Punta Ala — 1.5 hours
- Porto Santo Stefano / Porto Ercole — 1.5 hours
- Several riding schools within a few kilometers



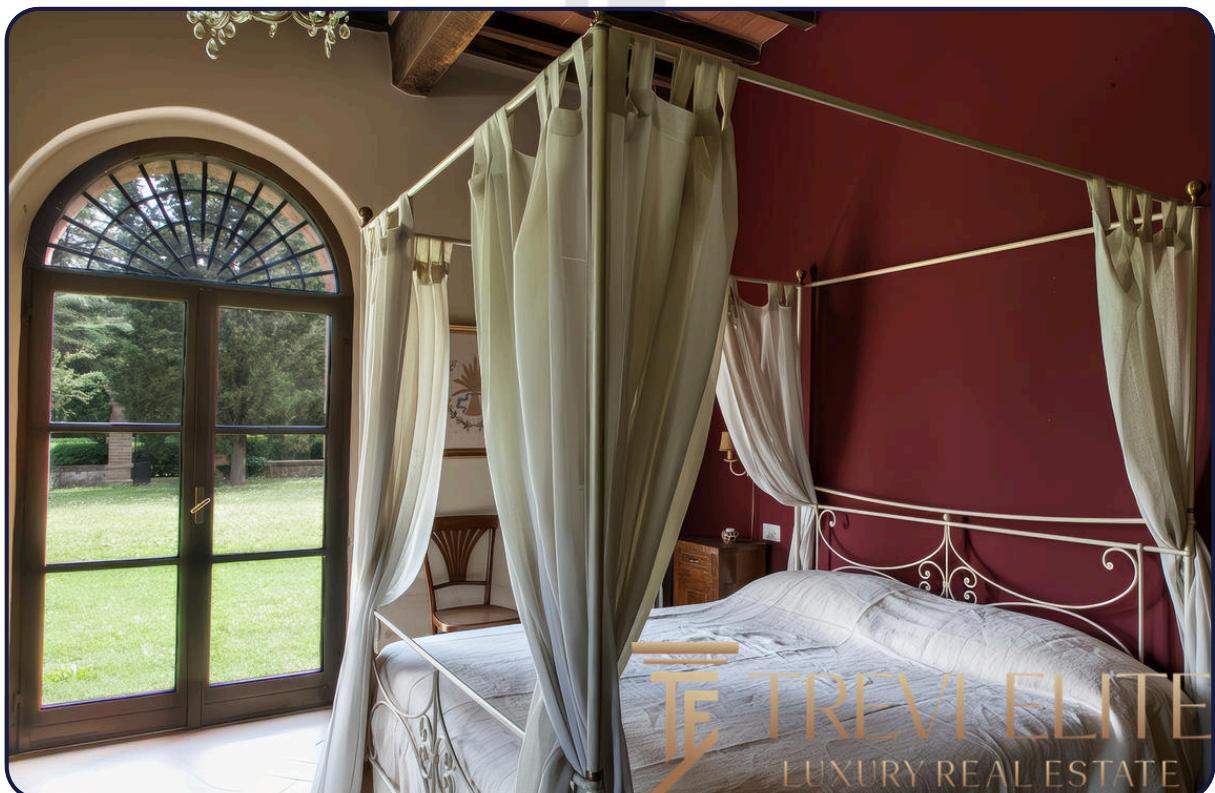




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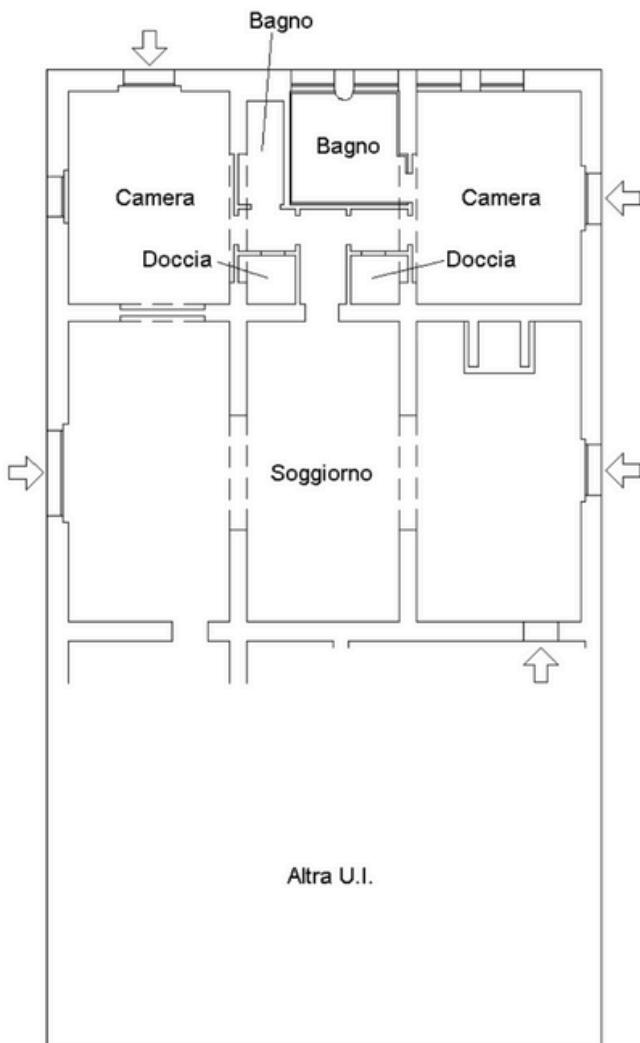




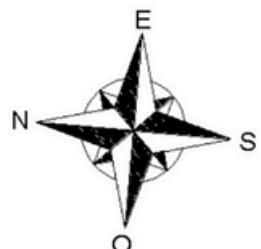


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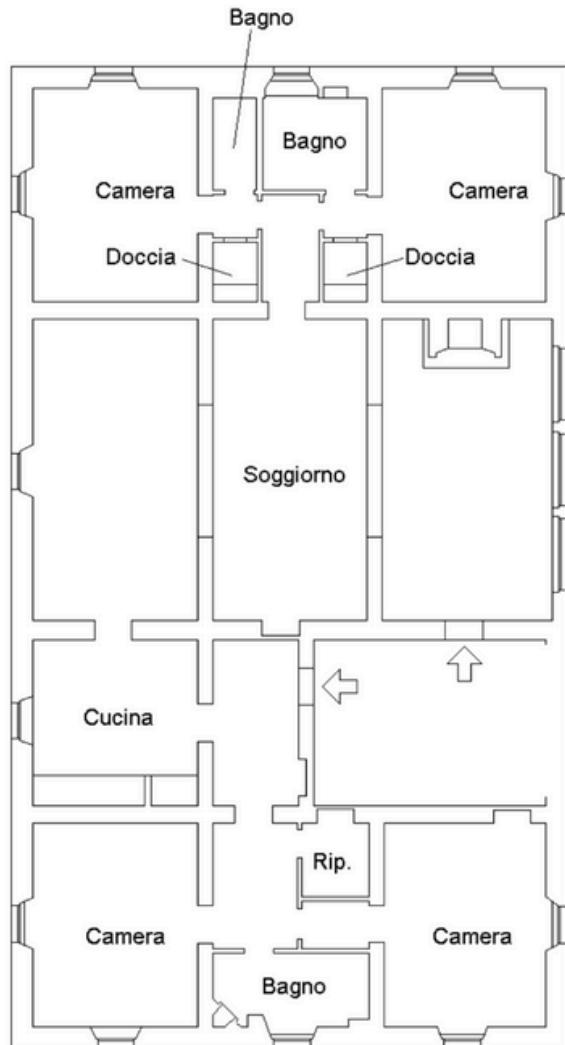
Piano Terra
H=333



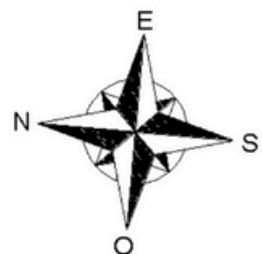
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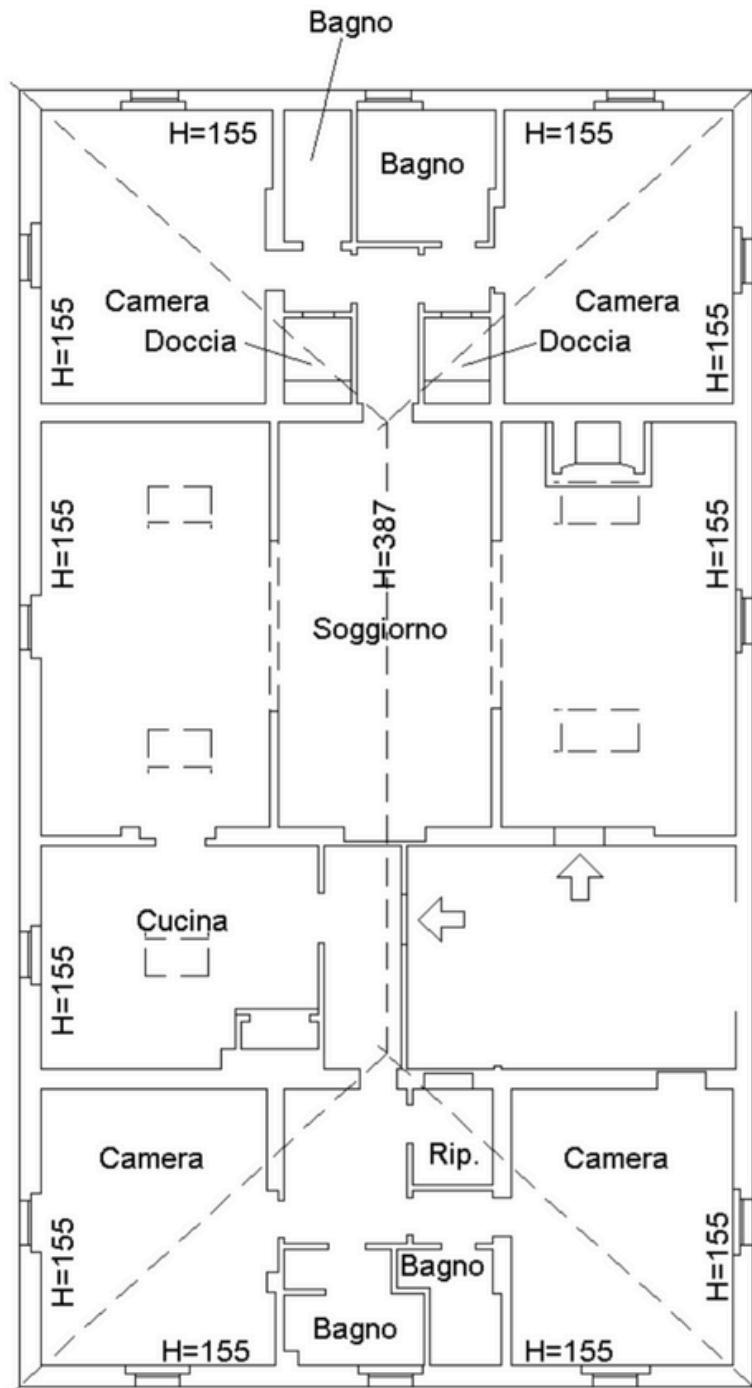
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Piano 1
H=325





Piano 2

