



Category: Farmhouse

Location: Sinalunga

Province: Siena

Rif: 444

Premises surface: 675

Price: 1.200.000,00

Reference: 444

N° bagni: 6

N° Camere: 10

Historic Farmhouse with Dependence and Land – Sinalunga, Tuscany A property that preserves the soul of the land, with the right vision to inhabit it, transform it or make it profitable. In the quiet of the Tuscan countryside, just a few minutes from the centre of Sinalunga and the major junctions connecting Arezzo, Siena and the Val d'Orcia, lies this charming 19th century farmhouse, built in brick and recently renovated in full respect of its architectural authenticity. The property The main body is spread over four levels, for a total surface area of approximately 630 m2, and represents a perfect balance between memory and functionality. On the ground floor, a double living room on two levels welcomes with majestic brick vaults and a large working stone fireplace. Followed by a kitchen, a dining room, laundry room, tavern, a bathroom and the first cellar. The original stone staircase, elegant and timeless, leads to the first floor, where there is a hallway with fireplace and five bedrooms and three bathrooms finished with fine materials. The second floor is a noble attic, with parquet floors and exposed wooden beams: here there are four more bedrooms, a large living area and two bathrooms (one of which needs to be renovated). Finally, in the basement, a second cellar expands the space for storage or activities related to wine and oil. The annex A few steps from the main farmhouse, a second residential structure of 190 square meters, divided into two independent apartments, offers further value and flexibility of use. Both consist of a living room with kitchenette, a double bedroom and bathroom. The exterior, with porch and relaxation area, make this part perfect for guests, tourist rentals or extended family use. The property includes further rural annexes of 55 m2, ideal as warehouses, ateliers or small laboratories. Outdoor spaces & land The entire complex is immersed in a private park with a tree-lined avenue, large green spaces and total privacy. There is the concrete possibility of creating a panoramic swimming pool, integrated into the landscape. The property includes 8.5 hectares of land divided as follows:- 1.7 hectares of olive grove with approximately 350 plants in production- 3.5 hectares of arable land- 3.3 hectares of forest; Details and finishes Ceilings with exposed wooden beams and

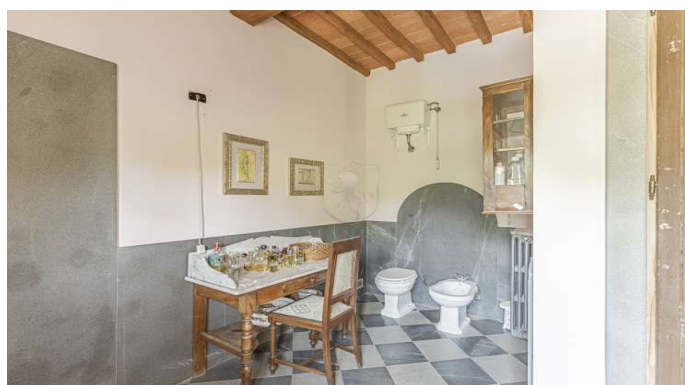
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floors and parquetLPG heating with radiators, fireplaces and old stovesConnection to municipal water supply + private well📍 Strategic locationBetween Val di Chiana and Val d'Orcia, in a private but not isolated position.Easily accessible:Montepulciano, Cortona, Pienza, Asciano, Bagno VignoniSiena–Chiusi train station 4 km awayDirect connections to Arezzo, Siena, Florence, Rome and Perugia🧭 Who is this property for?This residence is perfect for those looking for:- An authentic private residence, to be lived in all year round- An investment with a strong tourist vocation, already prepared- A family place, welcoming and self-sufficient- A natural setting for a charming hospitality project📩 For info or to receive the detailed sheet: info@maninigroup.it















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