



Category: Prestigious property

Location: Siena

Province: Siena

Rif: 445

Premises surface: 804

Price: 2.200.000,00

Reference: 445

N° bagni: 6

N° Camere: 7

129003; 18th Century Noble Villa – SienaA work of historic Tuscan architecture, surrounded by olive trees, silence and formal beauty. In one of the most sought-after areas of Tuscany, a few steps from the historic center of Siena and protected by the hills of Monteriggioni, a villa opens up that tells centuries of history and taste. Already registered in the Leopoldino Land Registry of 1800, this noble residence is today a private residence of approximately 670 m2, finely restored and perfectly harmonized with an exclusive park of 3 hectares. 127963; 65039; The VillaThe main residence is spread over several levels, with 20 rooms expertly distributed, embellished with coffered ceilings, checkerboard wooden floors and original period materials. On the ground floor, a large double living room, a private study, a bathroom and direct connection to the underground stone cellar. An original brick staircase leads to the first floor: a second elegant living room leads to the three master suites, each with en-suite bathroom. On the top level, a habitable attic hosts an entertainment area with billiard room, two more bedrooms and a bathroom. 129000; Dependence & Service SpacesAdjacent to the villa is the caretaker's apartment, currently independent, but easily reintegrable into the main body. Consisting of a kitchen, living room, three bedrooms and bathroom, it offers a concrete opportunity to create a guest space or private study. Two small annexes and two cellars complete the technical equipment of the property. 127807; The Garden & The ParkA refined Italian garden introduces the park, where there are alternating centuries-old holm oak trees, a charming lake and a large brick basin for collecting rainwater. Three driveways, one of which is through a long cypress-lined avenue, ensure privacy and scenic charm upon arrival. 129517; Details & ExteriorVilla surface area: 670 m2 + 20 m2 cellarCaretaker's apartment: approx. 100+ sqmPrivate park: 2.5–3 hectares with historic olive grove and ornamental areasIndependent heating, well, water collection and potential swimming pool 10024; Because it is a unique propertyThis villa is not just a house, but a Tuscan signature on time and land. Perfect as a private residence, representative home or for charming hospitality

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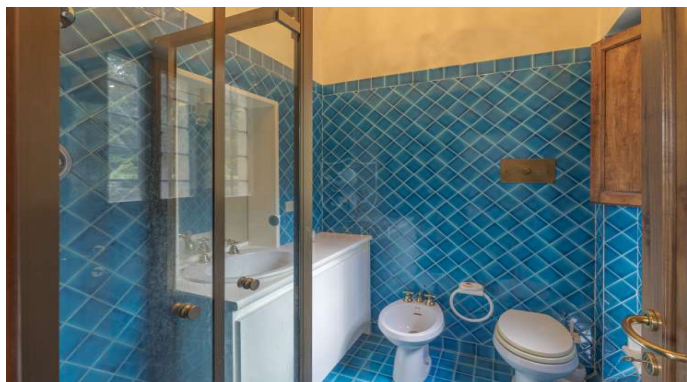




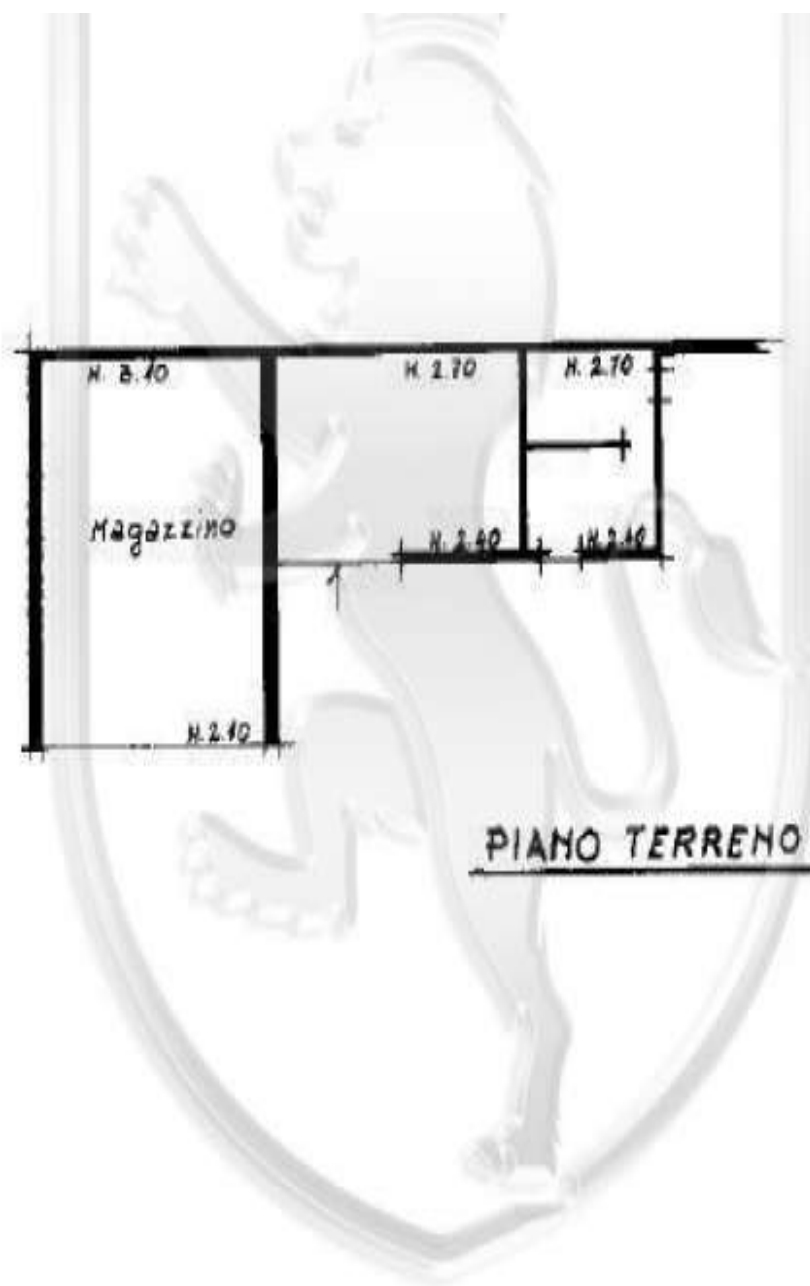




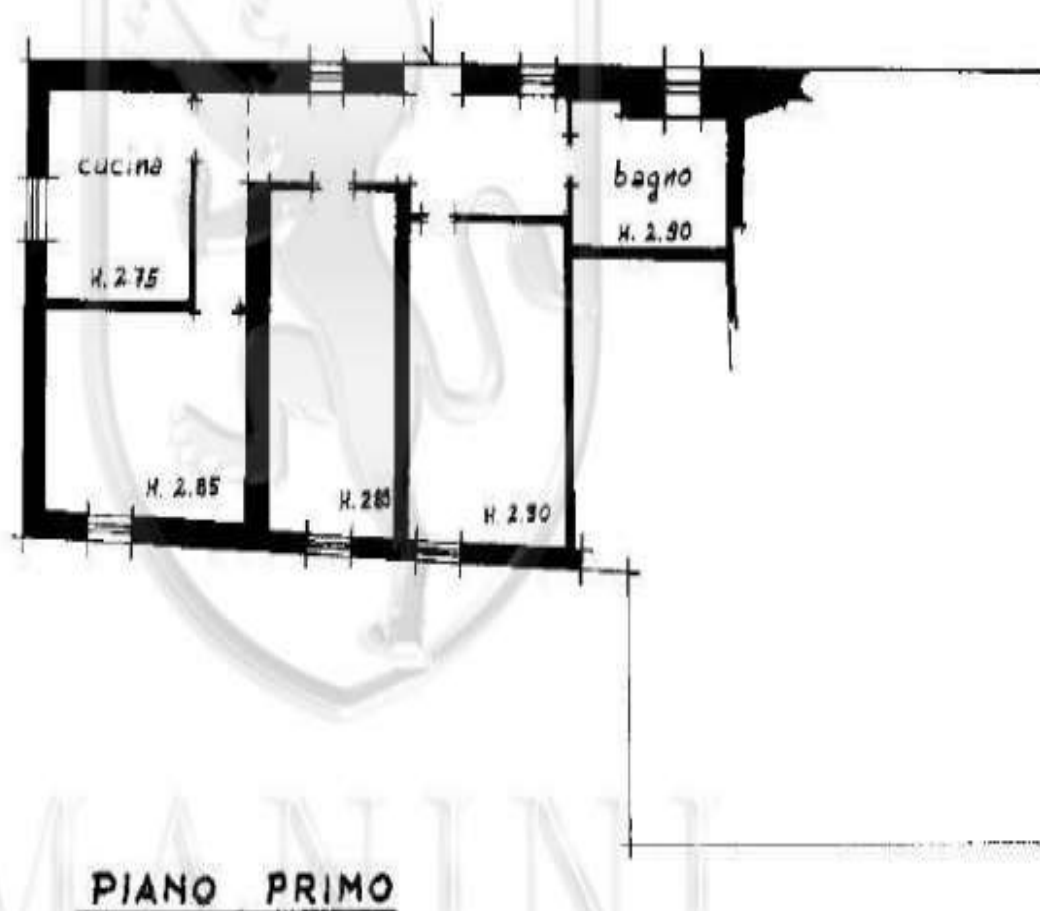




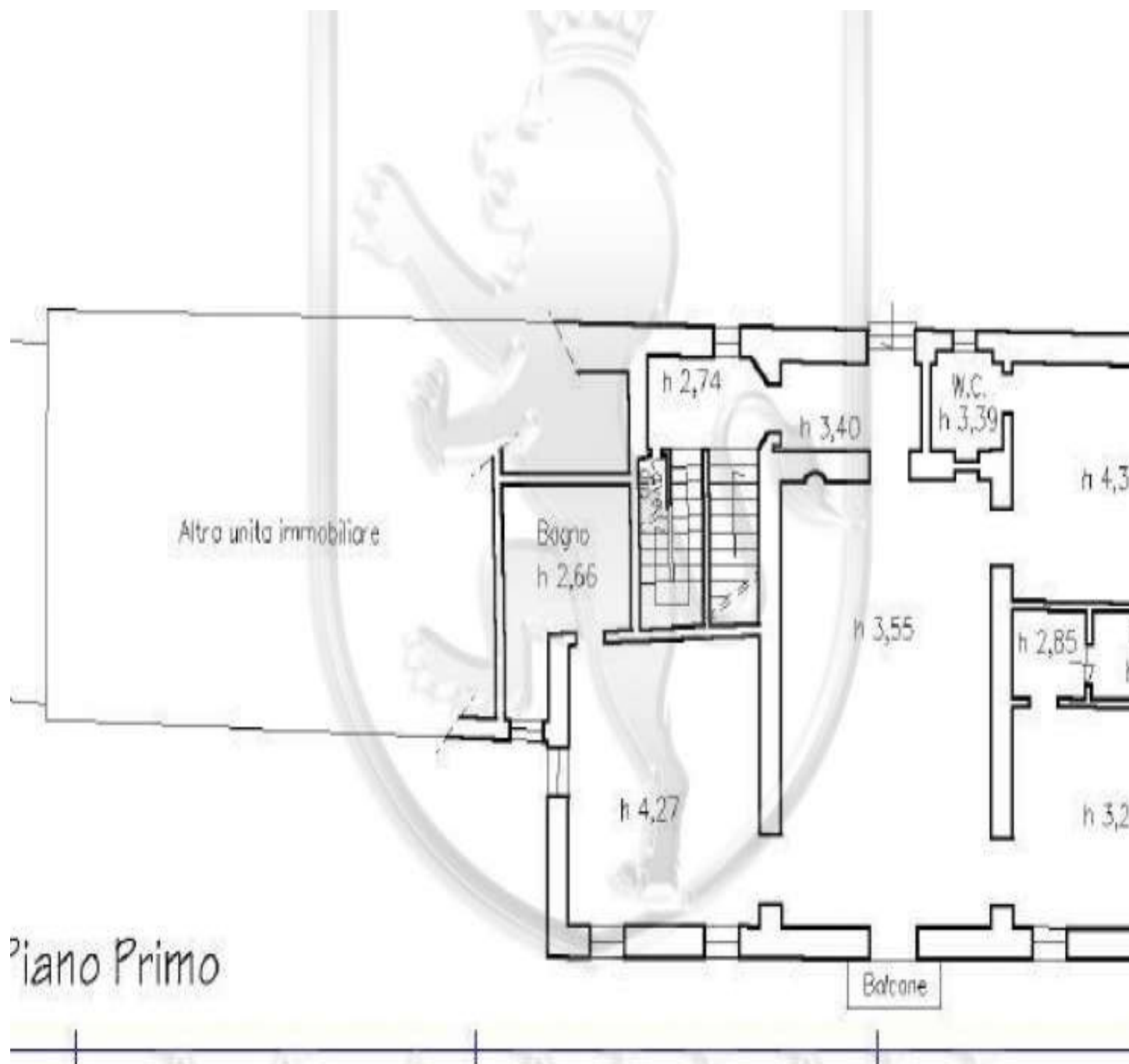














## Piano Secondo

