MANINI®



Category: Villa	Location: Castelnuovo Berardenga	Province: Siena
Rif: 482	Premises surface: 1000	Price: 1.350.000,00
Reference: 482	N° bagni: 20	N° Camere: 20

Historic Frescoed Villa for Sale near Siena – Castelnuovo Berardenga, Tuscany19th-century historic villa of approximately 1,000 sqm, featuring a frescoed noble floor and one hectare of private land, offering an exceptional restoration opportunity in the Chianti countryside near Siena, Tuscany.Located in the municipality of Castelnuovo Berardenga, just a short distance from the historic city of Siena, this impressive historic villa for sale in Tuscany offers a remarkable opportunity to restore and enhance a property of significant architectural and artistic heritage.Believed to date back to the early 19th century, the villa extends over approximately 1,000 sqm (10,764 sq ft) and is surrounded by 10,000 sqm (approximately 2.47 acres) of private land.The entire building is protected under Italian cultural heritage regulations, covering both its historic interiors and exterior architectural features.A 19th-Century Tuscan Villa with a Frescoed Piano NobileOriginally built as a distinguished country residence, the villa retains important elements of its architectural history, reflecting the different purposes it served throughout the 20th century.Initially used as a children's preventive care institution and subsequently as a residential care facility, the property now presents an opportunity for a comprehensive restoration project that respects its historical significance.Its most remarkable feature is the frescoed piano nobile, the traditional principal floor of an Italian noble residence, where elegant reception rooms and historic decorative paintings preserve the character of the original villa.These interiors represent the property's most distinctive architectural asset and provide an opportunity to recreate the atmosphere of a traditional Tuscan noble residence through carefully planned conservation and restoration works.One Hectare of Private Land in the Tuscan CountrysideThe estate includes approximately 10,000 sqm of private land, an independent entrance and two historic wells, one located inside the building and the other within the outdoor grounds.Situated in the countryside of Castelnuovo Berardenga, within the renowned Chianti Senese area, the property combines the character of rural Tuscany with convenient proximity to Siena.This location makes the villa particularly attractive to international buyers

seeking a historic property for sale near Siena, whether as

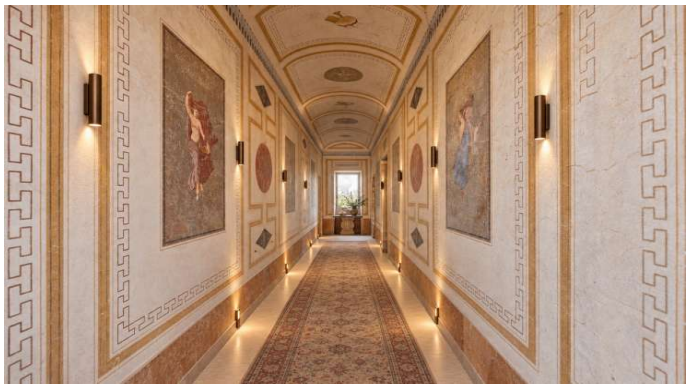
MANINI®

a substantial private residence or a heritage restoration investment in Italy.Investment and Restoration Opportunities in Chianti, TuscanyThe villa requires complete renovation and is particularly suited to investors, hospitality operators and private buyers interested in restoring and repurposing an important historic building.Subject to planning regulations, heritage restrictions, technical feasibility assessments and the necessary approvals, several potential uses may be considered:Luxury private residence: An impressive Tuscan country home with frescoed reception rooms, extensive interiors and private grounds.Boutique hotel or luxury relais: A heritage hospitality project in the Chianti countryside, appealing to visitors seeking authentic accommodation near Siena.Exclusive event venue: A historic setting for private events, cultural activities and special occasions.Wellness retreat or hospitality destination: A potential project combining accommodation, relaxation and the Tuscan countryside.Residential care or assisted living facility: A possible use to be evaluated in light of the property's previous functions and current planning requirements.Cultural foundation or institutional headquarters: A distinguished architectural setting for organizations, cultural initiatives or representative offices.Any proposed conversion or change of use must be assessed individually and will be subject to the applicable planning, building and cultural heritage regulations, including authorization from the relevant Italian authorities.Buying and Restoring a Historic Property in Tuscany with MANINI®Purchasing a listed historic villa in Italy requires careful consideration of its architectural condition, legal and planning status, conservation obligations and restoration costs.Through Manini Realty and the technical expertise of MANINI Group, international buyers can receive support throughout the property acquisition and redevelopment process.Depending on the scope of the project, services may include preliminary property assessments, technical due diligence, architectural planning, restoration consultancy and coordination of renovation works.For protected historic buildings, understanding the conservation requirements and the feasibility of proposed alterations is essential before committing to a major restoration investment.MANINI® combines real estate expertise with technical knowledge to assist clients seeking to acquire, restore and enhance distinctive properties in Tuscany.Key Property FeaturesLocation: Castelnuovo Berardenga, Siena, Tuscany, ItalyProperty type: Historic Tuscan villa / former noble residencePeriod: Believed to date from the early 19th centuryTotal building area: Approximately 1,000 sqm (10,764 sq ft)Private land: Approximately 10,000 sqm (2.47 acres)Historic interiors: Frescoed piano nobile with reception roomsAccess: Independent entranceWater features: Two historic wellsHeritage status: Protected historic building, including interiors and exterior architectureCondition: Requires complete renovation and restorationPotential uses: Private residence, boutique hospitality, cultural or institutional purposes, subject to approvalsA Historic Villa for Sale in Tuscany with Outstanding Restoration PotentialFor buyers looking for a historic villa for sale near Siena, this property represents an opportunity to acquire a substantial 19th-century residence with important frescoed interiors and private grounds in one of Tuscany's most recognizable landscapes.Its architectural heritage, generous dimensions and location in the Chianti Senese countryside make it particularly relevant to private collectors of historic properties, international investors and hospitality developers seeking a distinctive restoration project in Italy.Contact MANINI REALTY for further information, property details and assistance in evaluating the acquisition and restoration potential of this historic Tuscan villa.

MANINI®

















MANINI®

















MANINI®

















MANINI®

















MANINI®















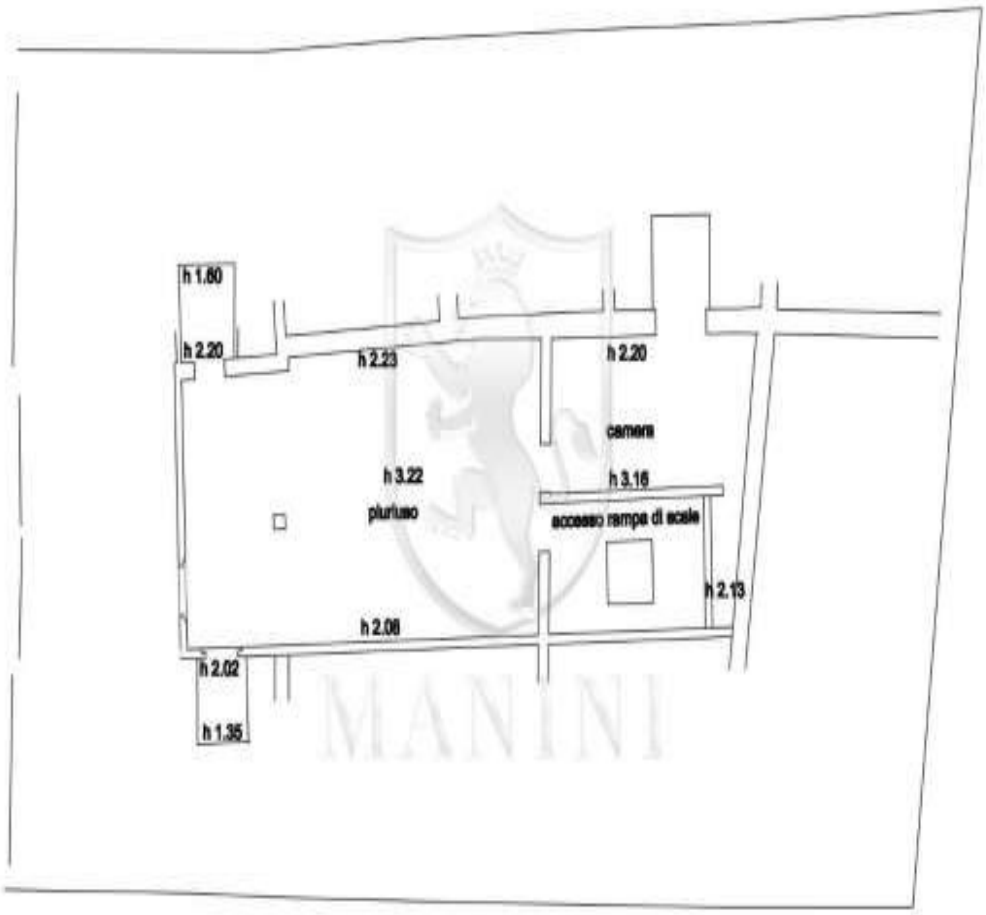


MANINI®





MANINI®


h 1.60
h 2.20
h 2.23
h 2.20
camera
h 3.22
pluriuso
h 3.16
accesso rampa di scale
h 2.13
h 2.08
h 2.02
h 1.35

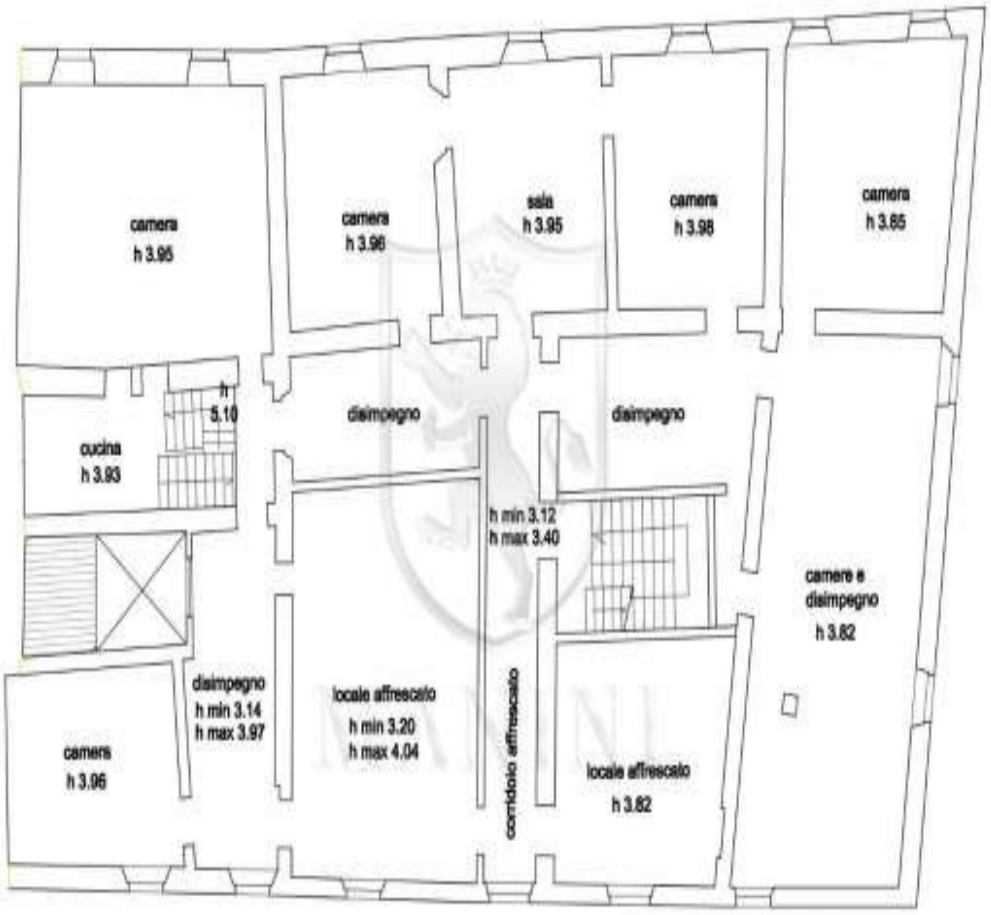
MANINI®

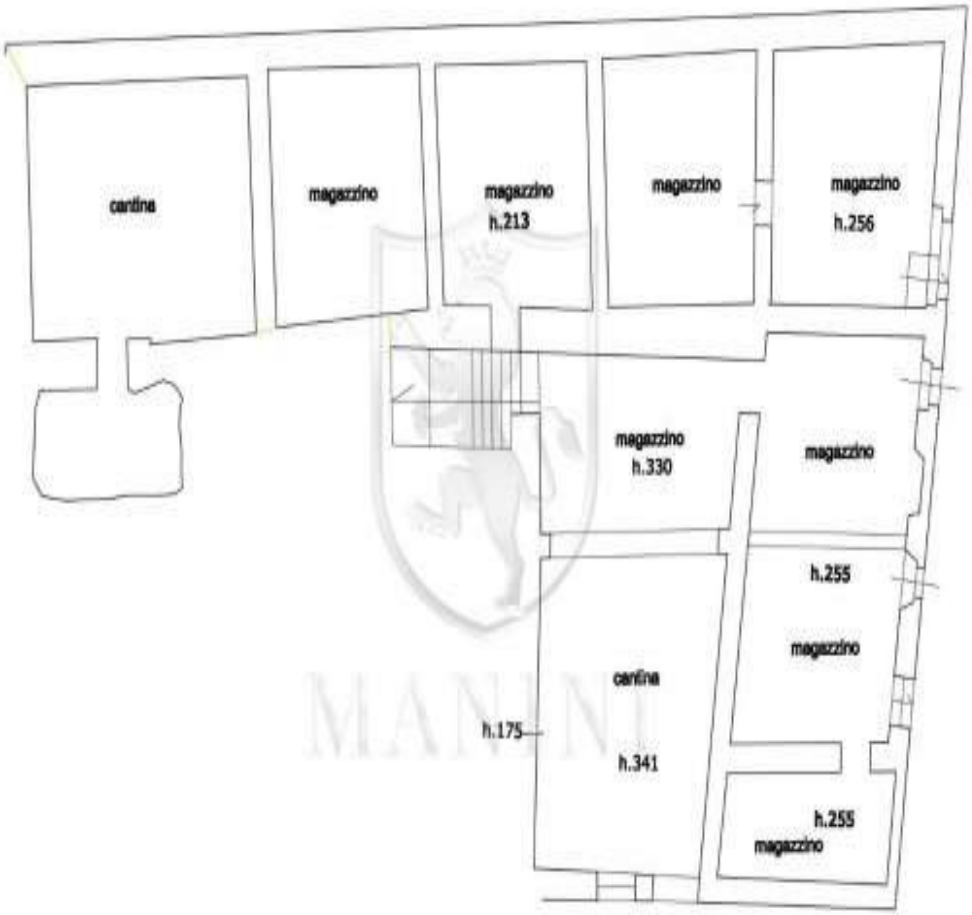

magazzino
h 3.65
magazzino
h 3.66
ingresso
h 3.65
sala
h max 3.65
h min 3.48
camera
h 2.80
wc
magazzino
h 2.78
dispense
h 2.71
h 2.73
ripostiglio
h 2.95
sala
h 2.80
h 3.14
cucina
h max 3.34
h min 3.12
pluriuso
h 3.51
cucina - pranzo
h 2.86
h 3.70
magazzino
h 3.34
ingresso

MANINI®


h 2.90
pluriuso
camera
h 2.90
camera
h 2.90
camera
h 2.90
camera
h 2.90
disimpegno
h 2.50
disimpegno
h 2.50
pluriuso
h 2.90
pluriuso
h 2.90
camera
h 2.90
camera
h 2.90

MANINI®


camera
h 3.96
camera
h 3.96
sala
h 3.95
camera
h 3.98
camera
h 3.85
h
5.10
cucina
h 3.93
disimpegno
disimpegno
h min 3.12
h max 3.40
camere e
disimpegno
h 3.82
disimpegno
h min 3.14
h max 3.97
locale affrescato
h min 3.20
h max 4.04
corridoio affrescato
camera
h 3.96
locale affrescato
h 3.82


cantina
magazzino
magazzino
h.213
magazzino
magazzino
h.256
magazzino
h.330
magazzino
h.255
magazzino
cantina
h.175
h.341
h.255
magazzino