



Category: Farmhouse

Location: Buonconvento

Province: Siena

Rif: 467

Premises surface: 1100

Price: 1.100.000,00

Reference: 467

N° bagni: 10

N° Camere: 8

Historic home for sale in Buonconvento with panoramic pool, private park, and potential boutique hotel. In the heart of the Crete Senesi, just minutes from Montalcino and the Val d'Orcia, we offer for sale a prestigious historic Tuscan residence located in the municipality of Buonconvento, one of the most charming villages in the province of Siena and a favorite destination for those seeking authenticity, landscape, history, and quality of life. The property, identified as Ref. 467, extends over approximately 1,100 square meters in total, of which approximately 900 square meters are habitable, and comprises 25 rooms, 8 bedrooms, and 10 bathrooms. The asking price is €1,100,000. Situated in a panoramic hilltop location, the residence dominates the surrounding countryside and offers evocative views of the Tuscan landscape. The property is nestled in a charming setting, between Buonconvento, the Crete Senesi, Montalcino, and the Val d'Orcia, in one of the most recognizable and desirable areas of central Tuscany. This is not simply a farmhouse for sale in Buonconvento, but a vast real estate complex, ideal for those wishing to purchase a historic property in Tuscany to transform into a prestigious private residence, boutique hotel, country house, charming relais, non-hotel accommodation facility, or real estate investment in the high-end hospitality sector. The property extends over approximately 4,500 square meters of private grounds, featuring a 42-square-meter panoramic swimming pool and a 58-square-meter covered parking area with a canopy requiring renovation. The outdoor spaces are among the most attractive features of the entire complex: the garden, the swimming pool, the commanding position, and the proximity to Tuscany's main tourist attractions make this home particularly suitable for a high-end hospitality project. The building complex is made up of two main buildings. The central farmhouse, spanning over 930 square meters, is partially renovated and ready for hospitality. Its internal layout allows for a variety of uses: a private residence, a hospitality facility, independent apartments, suites, common areas, lounges, breakfast areas, wellness spaces, or guest areas. The first floor, measuring approximately 441.50 square meters, features a splendid panoramic loggia of approximately 26.50

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houses three two-room apartments with bathrooms, three bedrooms with en-suite bathrooms, and a junior suite. The layout of the rooms is already geared toward hospitality and allows for the creation of an elegant, private hospitality business, consistent with the Tuscan context. On the ground floor, spanning approximately 495.17 square meters, the property features a porch of approximately 25.60 square meters, two one-bedroom apartments, a two-bedroom apartment, and a studio apartment, all with bathrooms, as well as four large living rooms. These large common areas are one of the home's strengths, allowing for the creation of breakfast rooms, lounges, reception areas, tasting rooms, relaxation areas, private event rooms, or wellness spaces. Adjacent to the main building is an outbuilding of approximately 138.49 square meters, requiring complete renovation. This second building offers significant potential for development: it could become a private spa, an exclusive guesthouse, a separate suite, a wellness area, a separate residence for guests or staff, or a space dedicated to complementary services for a future hospitality facility. The property lends itself to multiple uses. It can be used as a single, large private residence in Tuscany, as a prestigious residence for an Italian or international family, as a complex that can be divided into luxury apartments, or as a boutique hotel, relais, charming B&B, or country resort in the heart of the Siena province. Location is a key factor. Buonconvento is a highly attractive town, nestled between the Crete Senesi and the Val d'Orcia, near Montalcino, Siena, Pienza, San Quirico d'Orcia, and the Brunello wine routes. The area is appreciated by an international audience for its wine, landscape, culture, rural architecture, slow tourism, cycling, and the presence of the famous Eroica cycling route. The very name Buonconvento, from the Latin "Bonus Conventus," evokes the idea of a happy, favorable, and welcoming place. This identity is perfectly reflected in the property: a historic residence immersed in authentic Tuscany, with impressive dimensions, spaces already designed for hospitality, and still considerable potential for development. One of the most attractive aspects of this property is the possibility of implementing a customized enhancement project. The partial renovation allows the prospective buyer to define the materials, finishes, interior layout, aesthetic concept, and final use based on their goals: private use, real estate investment, tourist accommodation, subdivision, or development of a charming property. The Manini Group can support buyers even after the purchase, offering a comprehensive service including technical analysis, design, renovation, restyling, and property development. The goal is to understand the property's potential and transform it into a project that is consistent with the market, the context, and the buyer's needs. Manini can handle the entire process: technical assessment of the property, study of its potential for accommodation, design concept, building permits, quantity surveys, contractor selection, project coordination, technical management, interior restyling, enhancement of outdoor spaces, design of common areas, possible spa, suites, independent apartments, and hospitality spaces. This allows buyers to go beyond simply purchasing a historic Tuscan home, and to be supported in transforming the property into a prestigious private residence, a boutique hotel, a country house, or a real estate investment geared toward tourism. For those seeking a historic home for sale in Buonconvento, a property in the Crete Senesi, a farmhouse with a pool near the Val d'Orcia, a hospitality business to develop in Tuscany, or a boutique hotel to develop near Montalcino, this property represents a rare opportunity. A charming Tuscan residence with a panoramic pool, private grounds, an outbuilding to restore, and spacious living spaces to renovate, in the heart of one of the most iconic and sought-after areas of the Siena province.

Main features
Property Ref: 467 Price: €1,100,000 Municipality: Buonconvento Province: Siena Area: Crete Senesi / Val d'Orcia / Montalcino Total area: approximately 1,100 m² Floor area: approximately 900 m² Rooms: 25 Rooms: 8 Bathrooms: 10 Private park: approximately 4,500 m² Panoramic swimming pool: approximately 42 m² Carport / covered parking to be renovated: approximately 58 m² Central farmhouse: over 930 m² in total First floor: approximately 441.50 m² Panoramic loggia: approximately 26.50 m² Ground floor: approximately 495.17 m² Portico: approximately 25.60 m² Outbuilding to be restored: approximately 138.49 m² Apartments, en-suite rooms, junior suites and large lounges Ideal as a private residence, boutique hotel, relais, country house, charming B&B or hospitality investment Manini services available: technical analysis, design, renovation, restyling, and real estate development















