



Category: Farmhouse

Location: Asciano

Province: Siena

Rif: 470

Premises surface: 266

Price: 790.000,00

Reference: 470

N° bagni: 3

N° Camere: 5

Country house with private park for sale in Tuscany (in the Crete Senesi near Siena) In the heart of the Crete Senesi, in the Arbia area of the municipality of Asciano, we offer for sale an independent country house surrounded by the Tuscan countryside, set within a fully fenced private park and located a short distance from Siena. The property lies in one of the most recognisable landscapes of the Province of Siena, among rolling hills, cultivated fields, cypress-lined roads and open views across the countryside. Access is through an attractive tree-lined driveway with cypresses and lime trees, crossing the park and leading to the main building. The architecture reflects the rural style commonly found throughout the Crete Senesi and the hills surrounding Siena, with brick façades, simple volumes and a direct relationship with the agricultural landscape. Inside, the house features characteristic elements such as brick arches and columns, solid wood doors, fireplaces, a ceramic stove and a covered veranda with a traditional wood-fired oven. The country house extends over approximately 270 sqm and is arranged on two floors. The ground floor includes a masonry kitchen, a spacious living room with ceramic stove, a second sitting room with fireplace, a double bedroom with direct access to the veranda, one bathroom and ancillary rooms. The covered veranda forms a natural extension of the living area, providing a sheltered space for outdoor dining, entertaining and everyday life in the garden. The wood-fired oven adds to the rural character of the property and its connection with traditional Tuscan country living. The upper floor comprises a second living area overlooking the countryside, a separate kitchen, four bedrooms, two bathrooms and a usable attic. Overall, the property offers five bedrooms, three bathrooms, two kitchens and several living areas. The current layout also makes it possible to consider creating two independent residential units, making the house suitable for a large family, two households, a private residence with separate guest accommodation or a project dedicated to holiday rentals and rural hospitality in Tuscany. The country house is surrounded by approximately 6,000 sqm of fully fenced private grounds, with mature trees, cypresses and landscaped areas that provide privacy and a natural connection with the

MANINI®



multi-purpose outbuilding, additional ancillary buildings, covered parking structures and an old rainwater collection cistern that can be used for garden irrigation. There is currently no swimming pool. However, the size and configuration of the grounds make it possible to assess the construction of a pool, subject to planning, landscape and administrative approval. MANINI© can manage the design and construction of the swimming pool, including its position, shape, materials and integration into the landscape of the Crete Senesi. The property also offers significant potential for renovation and enhancement. MANINI© can support the buyer with the refurbishment of the country house, the redesign of the interiors, the possible separation into two residential units, the recovery of the outbuildings and the landscaping of the external areas. The service may include preliminary technical analysis, architectural design, concept development, cost planning, selection of finishes, project management, coordination of contractors and complete execution of the works. The house is connected to the public water supply and is equipped with a heating system powered by LPG and pellets. The location offers the opportunity to live in the tranquillity of the Tuscan countryside while remaining well connected to Siena, Asciano and the main towns of the Crete Senesi. Its proximity to the Via Lauretana makes the property easily accessible and suitable both as a permanent residence and as a second home in Tuscany. Thanks to its size, layout and development potential, the property is suitable as a main residence, a country home for two families, a private house with guest accommodation, a second home near Siena or an investment property for holiday rentals and rural hospitality. For buyers searching for a property for sale in Tuscany, a country house for sale in Tuscany, a farmhouse near Siena, a home with private grounds in the Crete Senesi or a Tuscan property to renovate and enhance, this estate offers generous interiors, several outbuildings, privacy and substantial potential for further development.

Main features
 Property reference: 470
 Price: €790,000
 Municipality: Asciano
 Province: Siena
 Area: Arbia
 Region: Tuscany
 Geographical area: Crete Senesi
 Property type: independent country house
 Surface area: approximately 270 sqm
 Floors: 2
 Bedrooms: 5
 Bathrooms: 3
 Kitchens: 2
 Living areas: multiple reception rooms
 Attic: usable
 Private grounds: approximately 6,000 sqm, fully fenced
 Outbuildings: multi-purpose annex, additional ancillary buildings, covered parking structures and rainwater collection cistern
 Distinctive features: brick façades, brick arches and columns, covered veranda, wood-fired oven, fireplaces and ceramic stove
 Swimming pool: not currently present; potential construction subject to planning and administrative approval
 Heating: LPG and pellets
 Water supply: public mains water
 Potential uses: main residence, second home in Tuscany, two independent residential units, guest accommodation, holiday rentals and rural hospitality

MANINI© services available: technical due diligence, architectural design, renovation, project management, outbuilding recovery, landscape design, swimming pool design and construction, property enhancement and hospitality concept development.



















