



COLDWELL BANKER
FORTE DEI MARMI

Coldwell Banker Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi
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Villa for Sell in Sovicille - Area: Rosia

📍 Via Strada di Borgo Pretale, Siena, 53018 (SI)

5.800.000€



Contact info



Coldwell Banker Forte dei Marmi

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Description

A prestigious tourist and hospitality complex in the heart of the Sienese hills

Nestled in the picturesque countryside of Siena, approximately 400 meters above sea level and boasting a commanding position with splendid panoramic views of the surrounding countryside, this exclusive property complex is a true oasis of charm, where history, nature, and hospitality blend in a truly prestigious setting.

The property comprises a characteristic hamlet composed of ten buildings of different origins and architectural typologies, which together form a harmonious core perfectly integrated into the landscape. Each building retains the charm of rural Tuscan architecture and has undergone meticulous restoration, designed to preserve its historical and architectural features while ensuring high standards of functionality and comfort.

The entire complex is currently used for tourism, hospitality, and hospitality, and is fully operational in every aspect. It covers a total area of approximately 3,500 square meters and is nestled within a property of over 200,000 square meters of land, including meadows, woods, and green spaces that ensure privacy, tranquility, and a natural setting of extraordinary beauty.

The heart of the property is the historic Medieval Tower, a building of approximately 2,700 square meters, expertly restored and transformed into an elegant hotel. Spread across four levels plus a basement, the tower currently houses the reception, the restaurant with its professional kitchen, and fourteen guest rooms. Its original architectural features have been preserved intact, enhanced by a conservative restoration carried out with particular attention to period materials and construction techniques.

The other buildings in the village, originally ancient farmhouses of various sizes, have been transformed into welcoming independent residences, organized into apartments intended for hospitality, each with its own autonomy and perfectly integrated into the authentic atmosphere of the complex.

The charming paths that crisscross the hamlet lead to the wellness and sports areas, harmoniously integrated into the landscape and conveniently spaced from the accommodation units to ensure maximum tranquility for guests. The property features a panoramic outdoor swimming pool, a gym complete with sauna, a tennis court, a bocce ball area, and an archery range, all nestled among the green meadows at the edge of the forest.

The complex also includes a large guest parking lot, a building for offices, warehouses, and general services, as well as all the primary infrastructure necessary for the proper functioning of the facility. The internal road system features a main stone-paved road connecting the various buildings in the village, flanked by dirt paths and nature trails. The entire property is served by a drinking water distribution network and all the main technological infrastructure.

Thanks to its strategic location, the historic charm of the buildings, the spaciousness of the spaces, and the high level of maintenance, this property represents an extremely valuable opportunity for those wishing to invest in a prestigious tourist accommodation in the heart of Tuscany, one of the most appreciated and sought-after regions internationally.

Property for sale exclusively through Coldwell Banker. For privacy reasons, the address on the listing is indicative and the property is located in the immediate vicinity.

Details

 Property ID: CBI129-1110-130659	 Surface: 3360.00 m²
 Rooms: 92	 Garden: Privato, 27.000 sqm
 Bathrooms: 42	 Energy Class: F EP glnr: 120.82 kwh/m²
 Bedrooms: 42	

Property Features

 Floor: Building	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 3360.00 m²
 Rooms: 92	 Bedrooms: 42
 Bathrooms: 42	 Kitchen: Habitable
 Shower: Yes	 Parking space: Uncovered
 Garden: Private, 27.000 sqm	 Fireplace: Yes
 Swimming pool: Yes	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images









