



COLDWELL BANKER
ITALY

Coldwell Banker 24RE

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Estate for Sell in Montalcino

📍 Montalcino, Siena, SI

5.900.000€



Contact info



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Description

Magnificent estate in Montalcino with 36 hectares of gently sloping land, including productive vineyards and a traditional farmhouse with courtyard and a 2,300-sqm park, previously operated as a high-end agriturismo.

THE VILLA AND ITS PARK This typical Tuscan stone farmhouse for sale in Montalcino is located in a quiet and panoramic area, not isolated, easily accessible, and immersed in the stunning Tuscan countryside of the Val d'Orcia, recognized by UNESCO as a World Heritage Site for its beauty.

The property is free at deed and ready to be occupied or used as an investment, having been operated as a high-level agriturismo in recent years.

Thanks to its location, the layout of its three buildings, its generous dimensions, and its versatility, the villa also represents a real estate investment of great value as a splendid country residence-ideal for those wishing to live in the heart of the Val d'Orcia and host friends and family, perhaps in the two comfortable guest annexes.

With a total surface area of approximately 500 sqm, it offers ample indoor and outdoor spaces to fully enjoy open-air living. Inside, there are numerous carefully renovated rooms, well laid out and equipped with every comfort.

The rooms are spacious and bright, thanks to many windows offering magnificent views over the surrounding landscape, typical of the renowned Sienese countryside. Wooden beam ceilings and terracotta floors create a warm, rustic atmosphere. The property features 9 bathrooms, all well finished and equipped with bathtubs or showers, ensuring maximum comfort and privacy for all guests. The farmhouse is partially furnished with typical Tuscan-style furniture, perfectly integrated with the architecture and the surrounding environment.

The outdoor areas are well maintained and thoughtfully organized, featuring a large private garden, a barbecue area, and an 80-sqm swimming pool-ideal for pleasant moments with family and friends or for guests. In addition to the eight existing apartments, the property also includes further spaces, perfect for those wishing to use the estate for commercial purposes, tastings, cooking classes, or other activities.

The villa enjoys a strategic location, just a few minutes from the center of Montalcino and the area's main tourist attractions, such as the renowned Brunello wine cellars, as well as all necessary public and private services. The property is also close to the town of Buonconvento, which has a railway station.

THE WINE ESTATE AND MORE On one of the most prestigious hills of Montalcino, surrounded by renowned wineries and boasting breathtaking views over the green hills of the UNESCO site, lies an agricultural property with productive vineyards-particularly interesting of its kind, with further potential for future development.

The estate consists of excellent land, largely flat or gently sloping, easy to cultivate and ideal for viticulture, for a total of 36 hectares. Partly designated for Brunello and Rosso di Montalcino production, the land is exceptionally suited to winemaking thanks to its favorable climate and distinctive soil composition. The location is also advantageous in the context of an increasingly warmer climate compared to other areas of the same municipality.

According to current planning regulations, it is possible to build a winery and a farmer's residence. Moreover, the property has already applied for and obtained authorization for the construction of an artificial lake to support agricultural activities.

Part of the land is already cultivated and operational with prestigious grape varieties:

• 1.2 hectares for Brunello di Montalcino

• 2 hectares for Rosso di Montalcino

• 2.25 hectares for Sant'Antimo DOC and IGT Toscana vineyards

The remaining land is used and designated for olive groves and arable crops, with a substantial portion located on a gently sloping hillside, highly suitable for future new vineyard plantings.

There is still ample room to expand production and experiment with new grape varieties, thanks to the size and versatility of the land. Immersing oneself in this agricultural estate means entering a true oasis of beauty and serenity, where the passion for viticulture is palpable in every corner.

This is not only a unique investment opportunity, but also a place to enjoy everything Tuscany has to offer.

The property, with its extensive land and a large, beautifully restored traditional farmhouse featuring classic Tuscan characteristics, is truly a very compelling offering.

Do not miss this opportunity-become the owner of an agricultural estate in Montalcino and enjoy every day the privilege of living surrounded by the beauty of the iconic Tuscan countryside.

Details

 Property ID: CBI162-2963-489	 Surface: 500.00 m²
 Rooms: 28	 Bathrooms: 14
 Bedrooms: 15	

Property Features

 Floor: Multi-story	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 500.00 m²
 Rooms: 28	 Bedrooms: 15
 Bathrooms: 14	 Kitchen: Habitable
 Position: Agricultural area	 Fireplace: Yes
 Swimming pool: Yes	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





