



**PALAZZO ESTATE**

# VILLA SIENA

Reference code: ito2280

**Price on request**



**Beds**  
8



**Baths**  
7



**Area**  
500 m<sup>2</sup>



**Land**  
11230 m<sup>2</sup>



**Conditions**  
Ottimo



**Class**  
G

# Accessories

- Aircondition
- Fireplace
- Olive trees
- Swimming pool
- Garage
- Greenhouse

# Location

## Siena

### Town



7 Km

### Airport



91 Km

### Sea



100 Km

# Description

The complex is located near the city of Siena, in the so-called Masse Senesi zone, the area around the city walls within a radius of 6 to 8 km. This strip is a transitional part between the city and the real countryside. The landscape here is composed of harmonious alternations of cultivated fields, olive groves and forests with small vineyards, orchards and gardens, mainly of only family production. At the same time, Siena and its historical walls are always visible in the background.

The property is located 5 minutes drive from the west exit from the ring road. The nearest airport is Amerigo Vespucci in Florence, an hour drive away.

The wonderful villa is the result of a complete reconstruction of a farmhouse, executed at the highest level, and consists of two residential units with a total area of about 500 sq.m. The villa occupies a very beautiful panoramic position with an amazing view of the city and its main monuments.

The house is surrounded by a well-kept garden of 11.230 sq.m. with a panoramic swimming pool in the center and about 150 century old olive trees on the outskirts.

The bigger residential unit of about 300 sq.m. consists on the ground floor of a

large living room with panoramic windows, dining room, spacious kitchen; and on the first floor – 4 bedrooms (with air conditioning). In this part of the house there are 4 bathrooms, a large cantine, as well as storerooms and cloakrooms.

The smaller residential unit of about 200 sq.m. includes an interior garden, a double living room, and elegant kitchen, 4 bedrooms, 3 bathrooms, a cantine and storage rooms.

The villa also includes an independent building with an area of 73 sq.m., consisting of 3 locals with separate entrances, two of which are used as a garages, and the third one – as a storage room.

More information is on request.

This print has no more than an indicative value and has no contractual value