



logica immobiliare
la soluzione a portata di mano

Country houses for Sale in Sarteano (SI)

1.290.000 €

Ref: CA252T



Size: 1600 sqm

Rooms: 25

Bedrooms: 13

Bathrooms: 10

Energy class: G

IPE: 175

Of an high historic and artistic value, is an ancient convent dated back the 1400, of about 1800mq with a house to be restored of about 200sqm and 2.500sqm of land with park and olive grove in addition to the seven suite has a restaurant. During the renovation the structure and the real soul of the building were preserved, and nowadays it is used as tourist accommodation with its own restaurant. The property is composed by a 1400 sqm main building, a 200 sqm apartment at the top floor and one last 200 sqm ruin facility, located inside the park, that could be completely rebuilt. The park, the garden and the olive tree grove represent the 2500 sqm land of this property. Amazing and breathtaking the view from the stone terrace in the garden, built within the walls of the town, overlooking the valley. A charming atmosphere of peace and the scents of the flowers adorn the garden, the façade itself is covered with vine that offers charme and warmth with its colored leaves. Inside the garden there is also a well to collect rainwater. The residence is built on three levels: the basement floor, where we can access from the garden, hosts the two rooms of the restaurant, the kitchen, a reception, the wine cellar, a nice bar and the storage rooms. The internal renovation preserved the beamed ceilings and stone walls, creating a suggestive environment, a refined one but also very simple. Going up to the ground floor, apart from the owners 53 sqm apartment, there are other seven rooms used as the tourist accommodation, each one with its own en suite bathroom, furnished with antique furniture, in compliance with the soul of this place. Going along the hallway there are several lounges and reading areas, one of which also has a fascinating fireplace. At the first floor there is another 170 sqm apartment, used by the owners, composed by four bedrooms, two bathrooms, a kitchen and a huge living room with fireplace. An unique residence, perfect to be used as a charming

relais or as a historic luxury residence. An excellent investment in the heart of Tuscany. It is reachable from Rome or Florence in about an hour and a half, as it is located only a few kilometers away from the major cities such as Siena, Montepulciano, Pienza, but also just a few minutes away from Umbria.





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