Forte dei Marmi
Via Idone, 3 - 55042 Forte dei Marmi
Phone number (+39) 0584 1532273

Estate for Sale in Trequanda
€ 3.800.000
Ref. CBI129-1110-130235



1.020 sq.m | Bathrooms: 8 | Bedrooms: 12 | Rooms: 50

Suggestive Estate in Trequanda, in the Province of Siena

We present an extraordinary opportunity in the heart of Tuscany, in the charming municipality of Trequanda. This property is immersed in the breathtaking beauty of the Tuscan countryside and offers a haven of tranquility and unparalleled beauty. Situated in a privileged position, the property enjoys optimal distances from major cities, including Siena, Rome, Pisa and Florence, ensuring an ideal connection to the most renowned cultural centers of Italy.

The approximately 120 hectares of land, of which 65 hectares are woodland, 50 hectares of arable land, 5 hectares of olive grove, give the estate an authentic and genuine atmosphere typical of country life.
A distinctive feature of this property is that it belongs to a private wildlife-hunting company. The abundant wildlife, including roe deer, fallow deer, wild boar, hares and pheasants, offers a unique experience for nature lovers. The company's regulations stipulate that hunting is carried out exclusively by the owner.

The real estate complexes present on the property are:

1. The first Podere, consists of 3 rural buildings of great charm to be restored and is located on the top of a hill entirely owned, which can be reached by passing through a wonderful cypress avenue, which makes it the protagonist of one of the most characteristic and evocative Tuscan landscapes.

The main property of about 300 square meters is spread over two floors located on the top of the hill and with a fantastic panoramic view over the entire estate.
In the early 2000s, a request for general renovation of the entire estate with the construction of a swimming pool was submitted, approved by the municipality of Trequanda but now expired as the related works never started, but can be resubmitted today.
The first appurtenant annex of approximately 70m2 is located on the right of the access road to the farm and has a rectangular plan and is entirely on the same floor.
The second annex of about 50 square meters is also rectangular in shape and is developed on the ground floor only.

The estate is surrounded by approximately 70 hectares of land with olive trees and oak forest.

2. The second Podere, is located in a privileged position at the bottom of a hill and is composed of the magnificent Tuscan Villa "Leopoldina" of about 500 square meters, a perfect example of traditional architecture. The building, completely to be renovated, is spread over three floors, with the living area on the first floor, on the second floor stands the typical "piccionaia", an area of about 20 square meters that adds a distinctive touch to the structure. The ground floor houses cellars and sheds, ideal for storing equipment or to be transformed into additional living or functional spaces, characterized by large bright spaces and details that recall the Tuscan tradition.

The Podere is completed by an adjacent villa of about 100 square meters, which is spread over two levels, with the living-dining room and kitchenette on the ground floor and the bedroom, study and bathroom on the first floor. The property was renovated in the early 2000s and offers a ready-to-use housing option. Perfect as a guest residence or for personal use, it maintains the traditional style while offering modern comforts.

The estate extends over approximately 50 hectares of cultivated land and olive groves, which capture the essence of Tuscan rural life.

This estate embodies the best of Tuscan living, offering a combination of natural beauty, culinary tradition, and investment opportunities.

For privacy reasons the address on the card is indicative and the property is located nearby - Coldwell Banker Exclusive Sale

Property Informations

Address: Strada Provinciale 14, 5	**Zip Code**: 53020
Bedrooms: 12	**Bathrooms**: 8
Rooms: 50	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Current Status: Available after the deed of sale	

















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