24RE
Via della Vigna Nuova, 16 - 50123 Firenze
Phone number +393496007599

Estate for Sale in Siena
€ 2.700.000
Ref. CBI162-2963-469



800 sq.m | Bathrooms: 14 | Bedrooms: 11 | Rooms: 27

Estate for Sale Between Siena and Grosseto, Val di Merse

The estate, or boutique hotel, for sale in Monticiano is a splendid property dating back to the 1800s, with a total surface area of approximately 800 sqm, arranged across two separate buildings, both equally charming. The property comprises a total of 27 rooms, including 11 bedrooms and 14 bathrooms, as well as numerous additional spaces dedicated to services, a communal kitchen, storage areas, and offices.

Although enjoying an independent and peaceful setting, the property is located on the edge of the village of Monticiano, a small town offering essential services and easily reachable on foot. Approximately 12 km away is the Fano–Siena–Grosseto main road, providing convenient access to the Grosseto coastline or the city of Siena in about 30 minutes by car.

The property is currently operating successfully for most of the year but will be vacant upon completion of the sale. This represents a unique opportunity for those wishing to acquire a prestigious property in one of Tuscany's most beautiful and historically rich areas.

The estate is sold fully furnished and ready to welcome guests, offering an elegant and refined atmosphere that blends historic charm with modern comforts.

The beautifully maintained park surrounding the two farmhouses features a recently built swimming pool, as well as shaded outdoor areas ideal for dining, enjoying breakfast, or simply relaxing with a good book.

Every detail has been carefully considered, from fine fabrics to handcrafted decorative elements, creating a distinctive and evocative atmosphere. One of the key features that makes this boutique hotel a truly unique opportunity is the potential for equestrian enthusiasts to enjoy or make use of a fully equipped external facility nearby for horse breeding and care, or to develop such a facility within the property itself. The estate already includes a 50 sqm covered structure suitable for housing approximately 10 horses.

The property is surrounded by breathtaking landscapes and trails ideal for long horseback rides, cycling, or walking. In addition, it offers the possibility of creating two separate and charming farmsteads within the same estate, making it ideal for those wishing to have a private residence or to invest in tourism while also enjoying an elegant private home.
The estate extends over approximately 12 hectares of certified organic land, certified since the 1990s, including 2.5 hectares of arable land dedicated to legumes, areas planted as orchards and chestnut groves, and around eight hectares of woodland. The beautifully landscaped garden, meticulously maintained, features roses, sage, wisteria, rosemary, lavender, and jasmine.
Outdoor amenities include a swimming pool of approximately 70 sqm, a convenient private well, a rainwater collection tank, and connection to the municipal water supply. The property also includes two small outbuildings of 40 sqm and 50 sqm respectively.
Thanks to its strategic location—immersed in nature yet only a short distance from Tuscany's main tourist destinations—this property is ideal for those seeking a place of relaxation and tranquillity in a luxurious, high-quality setting. In addition to the many outdoor activities available on the estate, the hotel offers exclusive services for guests, including a panoramic swimming pool and a restaurant area well suited to hosting corporate groups, retreats, weddings, and other special events.
History and culture enthusiasts will appreciate the many medieval villages and archaeological sites in the surrounding area, while wine lovers can explore the renowned local wineries. In summary, this boutique hotel for sale in Monticiano represents a rare opportunity to acquire a prestigious property in one of Tuscany's most beautiful regions, offering the chance to live immersed in nature, enjoy outdoor activities and local culture, and create up to two private residences within the same estate, if desired, whether fully or partially independent from the hospitality business.
A true oasis of luxury and tranquillity, perfect for those seeking a new venture or a high-level investment.

Property Informations

Address: Tra Siena e Grosseto	**Bedrooms**: 11
Bathrooms: 14	**Rooms**: 27
---> a_reddito <---: 1	**---> data_operazione <---**: 0000-00-00
: 0000-00-00	**Floor**: Multilevel
Date of construction: 1800	**Current Status**: Available after the deed of sale

















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