Barbera Group
Via Panama, 22 - 00198 Roma
Phone number (+39) 06 8411681

Village for Sale in Monteriggioni

€ 2.500.000

Ref. CBI100-1050-290867



854 sq.m | Bathrooms: 12 | Bedrooms: 11 | Rooms: 15

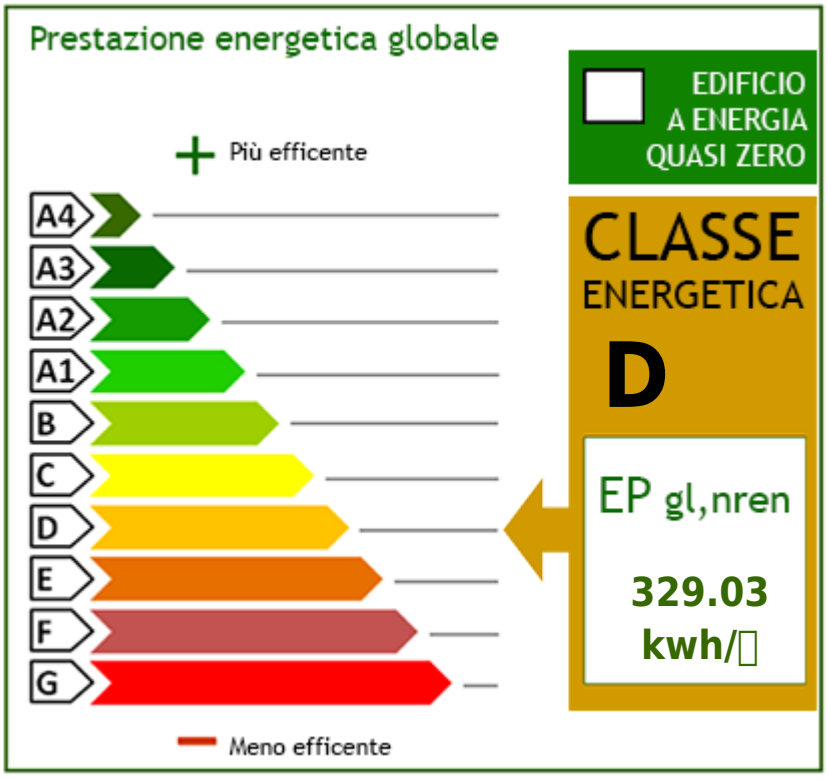
Historic property with garden and pool in the heart of Monteriggioni
Coldwell Banker Barbera Group offers for sale a rare, charming property located within the historic center of Monteriggioni, one of the most iconic and best-preserved medieval villages in Italy, world-famous for its extraordinary city walls punctuated by fourteen towers.
The property occupies a prime location, just steps from the village's main square, and comprises several buildings harmoniously integrated into the original architectural fabric. The building retains the authentic charm of Sienese tradition, with exposed stone walls, brick arches, gabled roofs, wooden floors, and finishes consistent with the surrounding historical and landscape context.
An absolutely rare feature within the medieval walls is the large private garden of approximately 1,700 square meters, meticulously maintained and nestled in a secluded and quiet location, yet in the heart of the village. This space is extremely rare in historic settings of this type, and represents a truly unique opportunity for those wishing to live or develop an exclusive hospitality project in one of Tuscany's most iconic locations.
The garden features a swimming pool, a hot tub, and private parking, elements that give the property a rare and hard-to-replicate value. The presence of large, usable outdoor spaces opens up exciting potential for development, both as a charming private residence and as a hospitality property, with the potential for developing experiences related to quality tourism, conviviality, tastings, private events, and experiential hospitality.
The property is spread over four floors above ground, as well as a basement.
On the ground floor there are reception and reception areas, including a hall, a bar room, a study/office, a guest room, a library/living room, the kitchen, dedicated bathrooms and two bedrooms.
The first and second floors are currently arranged into bedrooms with private bathrooms, a configuration that makes the property

Barbera Group
Via Panama, 22 - 00198 Roma
Phone number (+39) 06 8411681

particularly suitable as a charming hospitality destination or a private residence with numerous independent spaces for family and guests.
The third floor, currently used as an attic, houses storage and utility rooms.
The basement is dedicated to ancillary rooms, including the laundry room and boiler room.
The property has a total of 11 rooms. The current internal layout allows for flexible use of the space, both for residential purposes and for a boutique hospitality project.
The covered area is approximately 85 m2, in addition to the exclusive outdoor spaces.
The property and its appurtenances are in excellent condition. The property has been meticulously maintained over time, preserving the architectural quality of the rooms, the full functionality of the spaces, and the value of the interiors and exteriors.
Its geographical location is another key strength. Monteriggioni is strategically located in Tuscany, between Siena and Florence, in the heart of an area renowned for its extraordinary cultural, scenic, and food and wine heritage. From here, San Gimignano, the Val d'Elsa, and the Chianti area are easily accessible, among the region's most popular destinations for international clientele.
A rare property combining historic charm, value, privacy, exceptionally beautiful outdoor spaces, and significant potential for development, ideal as a charming private residence or as a refined hospitality project in the authentic heart of Tuscany.

Property Informations

Address: Via I° Maggio	**Zip Code**: 53035
Bedrooms: 11	**Bathrooms**: 12
Rooms: 15	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Multilevel
Total floors: 4	**Parking space**: Uncovered
No architectural barriers: Yes	**Date of construction**: 1600
Current Status: Available after the deed of sale	**Garden**: Private, 1.630 sq.m
Kitchen: Present	**Garage**: Shed
: Yes	











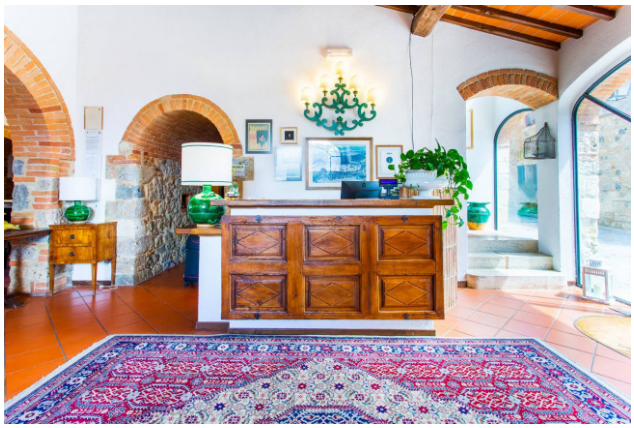








Barbera Group
Via Panama, 22 - Roma (RM) - Phone number (+39) 06 8411681
infobarberagroup@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Barbera Group
Via Panama, 22 - Roma (RM) - Phone number (+39) 06 8411681
infobarberagroup@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



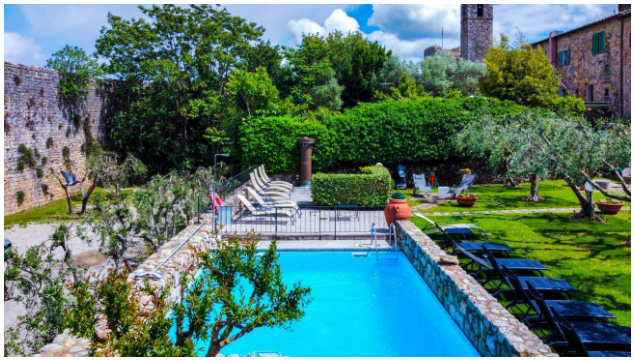


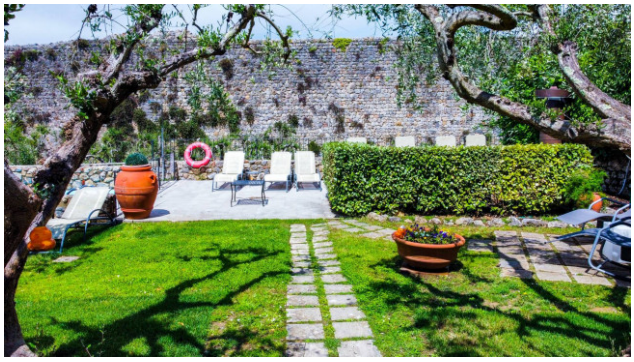












Barbera Group
Via Panama, 22 - Roma (RM) - Phone number (+39) 06 8411681
infobarberagroup@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



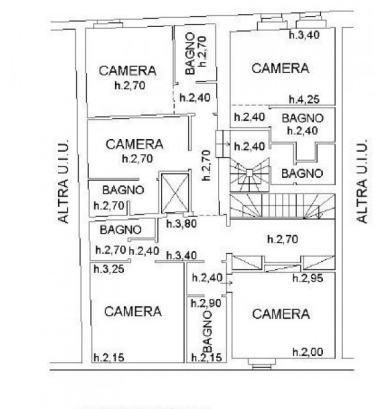


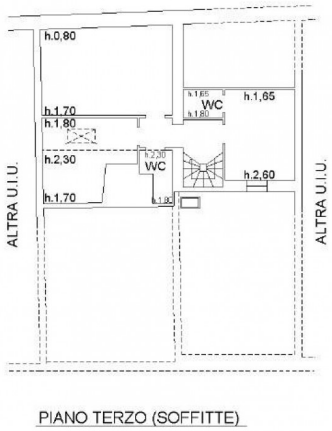




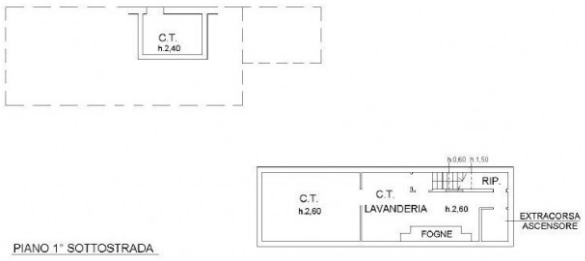




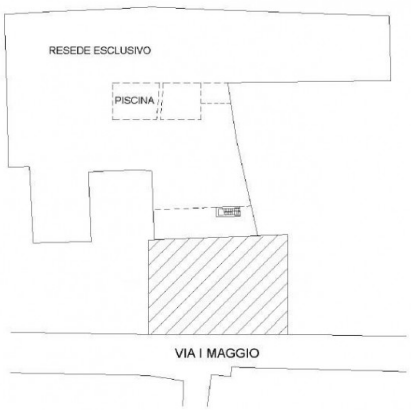




Barbera Group
Via Panama, 22 - Roma (RM) - Phone number (+39) 06 8411681
infobarberagroup@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



PIANO 1° SOTTOSTRADA



Barbera Group
Via Panama, 22 - Roma (RM) - Phone number (+39) 06 8411681
infobarberagroup@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962