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

Estate for Sale in Sovicille
€ 5.800.000
Ref. CBI162-2999-655



3.360 sq.m | Bathrooms: 42 | Bedrooms: 42 | Rooms: 92

SMALL ANCIENT WORLD

Nestled in the woods of the Montagnola Senese, Borgo Pretale was built around a watchtower dating back to 1027, commissioned by Ava di Montemaggio, a Lombard noblewoman and founder of the Badia a Isola. Over the centuries, a small village of stonecutters, quarrymen, and soldiers developed around the tower, fueled by the passage of pilgrims on the Via Francigena, which led from Rome to Canterbury through Switzerland, France, and Germany.

After a long period of isolation, at the end of the twentieth century the village was restored and transformed into a charming hotel, where the medieval stone, the fortified tower and the wooded landscape coexist with modern amenities.
Today, Borgo Pretale is a historic and natural retreat, a place that allows you to experience the most authentic Tuscany through a unique experience immersed in time.

The entire property complex, located in the municipality of Sovicille in the province of Siena, at an altitude of 400 meters above sea level on the slightly sloping southern slope of the Montagnola Senese along Provincial Road 541, is made up of 14 buildings, some of which are independent studio/one-bedroom/three-bedroom apartments, each with a kitchen and private bathroom.

All the properties intended to complete the accommodation facility together form a homogeneous and certainly fascinating residential nucleus, both for their architectural features and for the valuable environmental context in which they are located.

The tower dominates the property, offering warm and welcoming interiors thanks to the original materials used in its functional restoration. Many rooms have en-suite bathrooms, large lounges, and panoramic views of the surrounding countryside.

At the base of the Tower is the structure formerly used as a reception area, a restaurant with a professional kitchen, rooms for lunches and conferences, as well as various storage rooms.

The complex also features outdoor recreation areas, including a magnificent swimming pool, tennis court, fully equipped gym, and sauna.
Completing the property are mainly woodland and arable land for approximately 173,000 m2.

Splendid gardens spanning approximately 27,700 square meters frame the property with delightful outdoor spaces where you can relax and enjoy the scents of nature, as well as host outdoor dinners and parties.

Furthermore, the existing cellar and warehouse offer additional storage space for objects and equipment.

The gas supply system is based on LPG fuel.

Among the estate's amenities we also find:

- a parking area for guest vehicles, in the West entrance area;
- a single-story basement building for offices, warehouse and general services;
- an area equipped for archery;
- a single central road axis that can be traveled mainly on foot, but is also accessible to small electric and non-service vehicles, as well as a small series of paths and roads providing access to sports facilities and also equipped as fitness trails and mountain bike trails.

Request more information about this property with its historic and naturalistic flavor. Don't miss the opportunity to consider a viewing.

Certification

Energy Class: G

Property Informations

Address: Loc. Pretale - Tonni	**Bedrooms**: 42
Bathrooms: 42	**Rooms**: 92
Internal condition: Good	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Floor: Multilevel	**Date of construction**: 1000
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private, 27.700 sq.m
Kitchen: Eat-in kitchen	

















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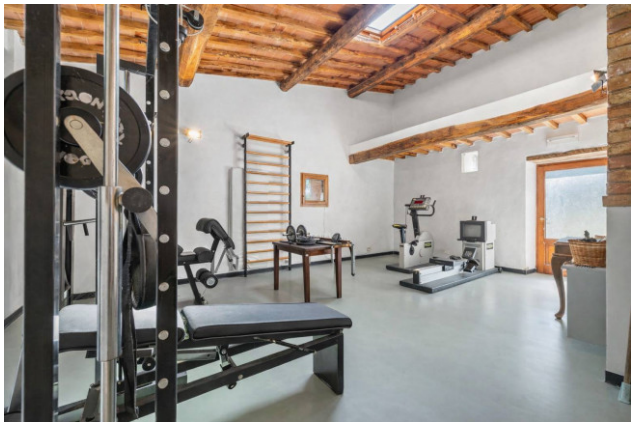
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