



# **Villa for Sale in Montepulciano**

## **Montepulciano Capoluogo**

### **€ 1.840.000**

#### **Ref. CBI129-1110-RMAT49**



**1.000 sq.m | Bathrooms: 6 | Bedrooms: 5 | Rooms: 19**

Perfectly restored historic villa immersed in a verdant land of about 1.5 hectares with a perfectly maintained garden of native plants, an orchard and an area for outdoor dining equipped with a gazebo.

The Villa dates back to 1790 with the architectural characteristics of the Valdichiana reclamation house, better known as "Casa Leopoldina" with a central tower in the shape of a "Cloister-vault" pavilion roof, and with its rural outbuildings used until 1970 for drying of tobacco. Located in Montepulciano whose history dates back to the Etruscans (4th century BC), it is famous for the excellent vineyards that produce the Vino Nobile di Montepulciano DOCG. Montepulciano, in the province of Siena, is located at an altitude of 605 meters and it is located between the Valdichiana and the Val d'Orcia.

This type of property, of which there is a very extensive historiographical documentation, a unique historical heritage in the world, is a peculiarity of the Tuscan countryside called Valdichiana: they were the first rural houses which, in 1700, were built in the middle of the farms following the continuation of the reclamation of the Valdichiana by the Grand Duke of Tuscany Pietro Leopoldo I of Lorraine.

The main villa of about 700 square meters. it has been perfectly and elegantly renovated with exposed arches, vaults and crossbeams and luxury finishes. It is possible to build a swimming pool.

The Villa is spread over three levels plus a "dovecote", livable and usable as a study, from which you can enjoy an incomparable view of



both Montepulciano and Cortona.

In the Villa you enter on the ground floor through a main entrance, where there is a service bathroom for guests, which opens into a hallway giving access to a spacious and modern Italian design kitchen, to a dining room and then to an impressive hall, made up of three adjacent areas separated by arches with a monumental fireplace. The whole ground floor is open space, made even more pleasant by the choice of using a seamless white resin floor.

Also located on the ground floor there is a laundry room and an interesting room, with a separate external access, currently used as a warehouse but which can easily become a livable area, already plant-engineered with a private bathroom, for any maid or caretaker.

The first floor is reached via a beautiful original stone staircase. Magnificent is the large living room with a height of over four meters, with its original fireplace, at the corners of which you reach the four bedrooms with bathroom and the master bedroom, preceded by a two-story wardrobe, with a dressing room that precedes the large bathroom. From the master bedroom, a well-lit "dovecote" is accessed via a staircase

The renovation of the property followed the principles of bio-architecture and all the materials used are natural and eco-compatible in the spirit of an ecologically sustainable use, completed by electrical systems created with BTicino demotics, world leader in the sector. The villa is part of the Catasto Leopoldino of Florence which includes only 120 original houses of similar typology, but this represents a real masterpiece in the Val di Chiana: it is one of the very few, surviving, which kept intact the brick vaults dating back to the year of construction.

The real estate complex also has two outbuildings, for a total of approximately 200 m2, partly still to be reclaimed but in good condition. In one part of these there is a pellet boiler capable of heating the whole house and connected to a system in which it is possible to customize activation in the various areas of the house, and the water systems.

\*EXCLUSIVE Sale of the Coldwell Banker real estate agency - For privacy reasons, the address in the file is indicative and the property is in any case located in the immediate vicinity\*

## Certification

**Energy Class:** F : 156.56 kwh/□

## Property Informations

**Address:** Via Caselle, 14

**Zip Code:** 53045

**Bedrooms:** 5

**Bathrooms:** 6

**Rooms:** 19

**Internal condition:** Restored

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**Floor:** Building

**Total floors:** 3

**Parking space:** Covered

**Date of construction:** 1700

**Current Status:** Free at the deed

**Garden:** Private

**Kitchen:** Regular Kitchen

**Garage:** Single







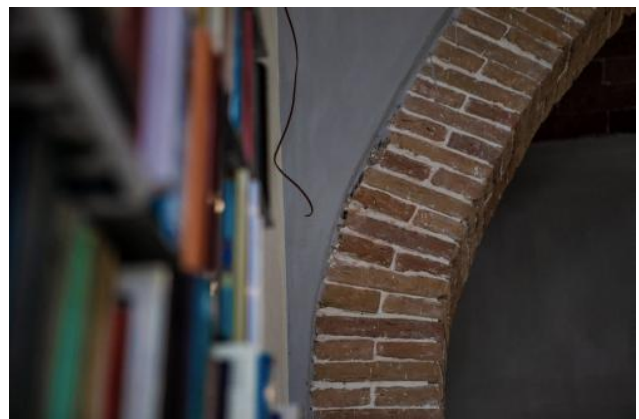
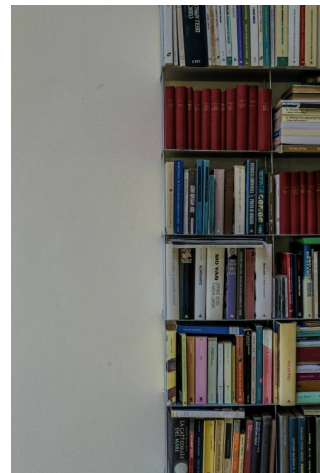
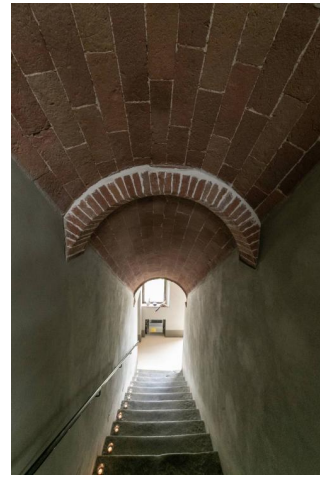


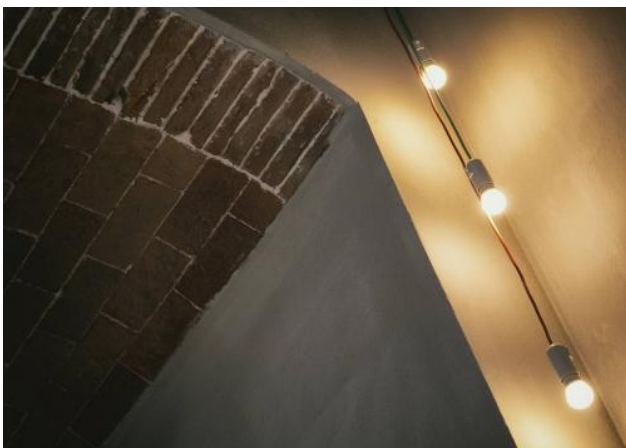
# **Forte dei Marmi**

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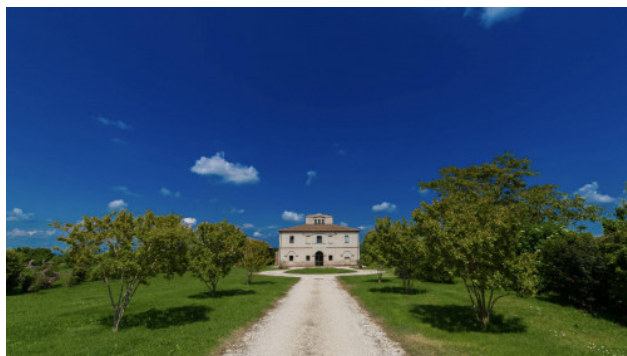
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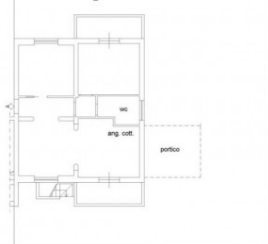








*Esempio Planimetria*



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