TUSCANY
LUXURY REAL ESTATE

RIF. C000018 - SIENA OUTSKIRTS.Country house with land - AREA: Mugnano



SIENA COUNTRYSIDE (MUNICIPALITY OF MONTERONI D'ARBIA - MUGNANO AREA) In the heart of the Sienese countryside, just a few minutes from the enchanting Siena and within the municipality of Monteroni d'Arbia (Mugnano area), we are pleased to present for sale a charming and prestigious country estate, set in one of the most iconic landscapes of Tuscany.
The property, measuring approximately 540 sqm in total, stands out for its perfect balance between authentic architectural character and contemporary potential. The farmhouse is currently divided into two independent residential units, both accessed through a characteristic shared portico, and surrounded by a private garden that embraces the entire property, ensuring privacy and absolute tranquility.
The ground floor unit (approximately 140 sqm) welcomes you with a spacious and bright living room, enriched by original materials and charming rustic details, with direct access to an exclusive portico of about 45 sqm—ideal for outdoor entertaining. The large kitchen, both functional and inviting, also opens onto the portico and connects to a generous open-plan space of approximately 80 sqm with bathroom, perfect as a living area, studio, or multifunctional space, with direct access to the woodshed. Additional external storage rooms complete this level.
The first-floor apartment (approximately 170 sqm) unfolds into well-proportioned and elegant spaces: an inviting entrance leads to a spacious kitchen and a living room with access to a panoramic loggia offering breathtaking views over the rolling countryside. The living area is further enhanced by a refined dining room with fireplace. The sleeping area comprises three bedrooms, one of which features a mezzanine, along with two bathrooms, ensuring comfort and practicality.

The property is further complemented by additional ground-floor spaces, including a storage room, a cellar/woodshed of approximately 48 sqm, and a large garage of about 75 sqm.

This document is not contractual and has been established according to the directions given by the owner. It is provided for information purposes only, real estate Brogi shall not be held liable.

Area: Mugnano
Sq. m.: 600
Rooms: 4
Floors: 0
Price: € 1.100.000

District: Monteroni d'Arbia
Land: 0
Bathrooms: 3
Pool: No

Print brochure

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