TUSCANY
LUXURY REAL ESTATE

RIF. P000066 - PROPERTY IN MONTALCINO - AREA: Val d'Orcia



VAL D'ORCIA: MONTALCINO
Farmhouse for sale consisting of a single contiguous plot (75 hectares) set on an entire hillside, boasting exceptional landscape appeal and a highly strategic location.
The estate reaches a maximum altitude of 350 meters above sea level, making it one of the highest hilltops in the area and offering breathtaking 360° views: Siena to the north, the Crete Senesi to the west, Montalcino and Monte Amiata to the south, and Lucignano d'Asso to the east.
Although the property directly borders the Val d'Orcia Natural, Artistic and Cultural Park, there are no restrictive constraints. This allows for an ideal balance between landscape protection and development potential (agricultural, hospitality, or residential).
The estate is divided into two main complexes:
1) Hilltop farmhouse overlooking the spectacular surrounding landscape, reminiscent of traditional Leopoldine farmhouses dating back to the late 19th century. The complex is arranged around a central courtyard and comprises three units (two of which are partially restored), along with a former barn and other rural annexes/outbuildings and canopies, for a total surface area of over 1,000 sq.m.
The elevated and open setting ensures privacy and unique views, with excellent potential for the construction of a swimming pool, tennis court, helipad, stables, and open land suitable for horse grazing.
2) Farmhouse located in the valley, easily accessible and also reminiscent of Leopoldine manors. The property extends to approximately 1,360 sq.m, including residential and rural units (such as stables, barns, and warehouses), with the possibility of a partial demolition and reconstruction. The

strategic location, combined with flat terrain, offers significant development potential.
Land:
• 3.64 ha olive grove (780 productive olive trees, with a project to expand up to 1,000 trees)
• 1.04 ha vineyard
• 40 ha arable land
• 20 ha woodland
• 2.02 ha pasture
A 20-hectare portion stands out for its flat morphology (a rare feature in this area), making it ideal for agricultural mechanization, logistics, and other compatible developments.
The property also includes 1 hectare of truffle ground (a truffle hunting permit is required).
A new reservoir (approximately 5,000 cubic meters) has been authorized for irrigation purposes to serve the estate. It is supported by a technical and economic project aimed at improving water self-sufficiency and overall agricultural management.

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: Val d'Orcia
Sq. m.: 2.360
Rooms: 21
Floors: 3
Price: € 3.600.000

District: Montalcino
Land: 75
Bathrooms: 7
Pool: No

Print brochure

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