TUSCANY
LUXURY REAL ESTATE

RIF. P000043 - VAL D'ORCIA.PROPERTY WITH 26 HA - AREA: Val d'Orcia



VAL D'ORCIA: MONTALCINO-SAN GIOVANNI D'ASSO. Nestled in the rolling hills where the Val d'Orcia meets the Crete Sienesi. this distinguished organic farm enjoys a privileged hilltop position with breathtaking 360-degree panoramic views over one of the Tuscany's mpt iconic landscapes. The property extends over approximately 26 hectares of land with a total of around 850sq.m of farm-related buildings including agriturismo, cellar and agricoltural strage facilties.
MAIN BUILDING (AGRITURISMO – approximately 500sq.m). The house, originally a parish house serving the local church, dates back to the 17th century. Between 1995 and 2000 it underwent a careful and respectful restoration that enhanced its structural and funcional systems while preserving its authentic historical features such as exposed wooden beams and traditional terracotta floors. The building is currently divided into 4 apartments, each with kitchen, bedroom and bathroom, along with two additional independent bedrooms with en-suite bathrooms (total accommodation capacity: 17 beds). Each unit is equipped with independent heating and cooling system (heat pump or gas heating) allowing separate metering and efficient energy managament. The house also includes: a shared lounge used for breakfast service , storage areas and laundry room. Outside, apprixmately 1 hectare of landscaped garden surrounds the house and hosts a stunning panoramic swimming pool (13x7mt) overlooking the countryside.
WINERY/CELLAR (approximately 280 sq.m). The cellar is spread over two floors. The basement floor (150 sq.m – 4.00 mt height) is used for winemaking and storage area, including a bathroom; the upper floor (130sq.m) houses a spacious tasting and reception area, bathroom, study room/small bedroom, a mezzanine floor, and ancillary spaces This floor boasts a 70sq.m panoramic terrace and a 13sq.m covered terrace , ideal for tastings, hospitality and events.
AGRICOLTURAL SHED (approximately 240sq.m) A dedicated agricoltural building used for the storage of machinery and farm veichles shelter. A 10.46 kw photovoltaic system installed on the roof directly supplies the agriturismo,contributing to the overall sustainability and reduced operating costst of the estate
LAND (26 HA)
- 1 ha landscaped garden serving the agriturismo

- 2.3 ha of certified organic vineyard , in excellent productive condition , registered under the DOC Orcia designation and certified by Valoritalia. The vineyards, planted between 2001 and 2022 consist of approximately 80% Sangiovese with smaller plots of Malvasia, Colorino, Merlot and Trebbiano Toscano) The estate is also member of the Consorzio del Vino Orcia.
The property includes the right to expand the vineyard area by approximately 3,400 sqm, exercisable by 2028 in accordance with current regulations and available planting rights.
- 1 ha olive grove with approximately 600 trees. Planted with Frantoio, Correggiolo, Moraiolo and Leccino varieties. The grove is well maintained and in good condition, suitable for continued medium-to long term production.
- 20.7 ha arable land, functionally integrated with the farm system, representig a strategic resoruce for crop rotation (regularly carried out), cereal and forage production, and for maintaining the agricoltural eligibility requirements linked to EU subisedies. It also constitutes an element of stability and long-term land value enahncement ove the medium to long term.

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.: 850
Rooms: 7
Floors: 2
Price: € 2.400.000

District: Montalcino
Land: 26
Bathrooms: 8
Pool: Si

Print brochure

Massimo Brogi Real Estate Agency - Piazza Matteotti 33 – 53100 Siena Tuscany Italy
Tel.: +39 0577 40591 - **Fax**: +39 0577 40007 - **Email**: info@tuscanyluxuryrealestate.com
Mobile: +39 335 1373832