



PALAZZO ESTATE

CHIUSI

ITO2591

MANOR HOUSE

AREA:	1439 m ²
BEDROOM:	20
BATHROOM:	23
LAND:	0 m ²
BOX:	DOPPIO
SWIMMING POOL:	YES
ENERGY CLASS:	G -
PRICE:	€ 1.970.000



PALAZZO ESTATE

CHIUSI - SIENA



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DESCRIPTION

Brief description

Ranch in panoramic location 10 minutes from Lake Trasimeno, comprising main villa, 2 farmhouses with apartments, garage and two annexes, surrounded by 3 hectares of land with two pools and an olive grove with 500 trees.

Geographic position

This ranch is situated in a panoramic location on the border between Umbria and Tuscany, 10 minutes' drive from Lake Trasimeno and Chiusi, with the nearest town for daily purchases just 1km away.

The ranch is surrounded by fertile agricultural land, with vineyard and olive grove, and is the ideal starting point for visiting Central Italy, being less than an hour from several of both Umbria and Tuscany's important historic villages: Castiglione del Lago (13 km), Città della Pieve (15 km), Chianciano Terme (23 km), Montepulciano (30 km), and Perugia (38 km).

Florence (127 km) and its airport (139 km) are around 1.5 hours away while the nearest airport is Perugia (52 km), less than an hour away.

Description of buildings

The property comprises several buildings: the main villa, a large agricultural storeroom at underground level, one large house divided into 9 apartments, another house with 4 bedrooms with en-suite bathrooms and two small annexes, for a total measurement of around 1438 sq.m.

The Main Villa

Measures 325,6 sq.m in total - 3+1 bedrooms and 6 bathrooms

The main villa has four floors.

On the ground floor, there is the kitchen/living room with fireplace, the sitting room and a bedroom with en-suite bathroom, on the first floor there are two bedrooms with en-suite bathrooms and a sitting room with access to the mezzanine floor above, where there is an area with a bed and a bathroom.

The basement floor comprises spacious rooms, one with fireplace, for use as a cellar or games room and a bathroom.

Agricultural storehouse

Measures 330 sq.m.

An underground tunnel from the basement floor of the villa takes you to a large storehouse for agricultural equipment, measuring around 330 sq.m.

Farmhouse 1

Measures around 570 sq.m, 12 bedrooms in total and 13 bathrooms.

The large farmhouse has 3 floors and is split into 9 separate apartments, with 1 or 2 bedrooms, plus a large room used as a restaurant and the kitchen.

Farmhouse 2

Measures around 170 sq.m - 4 bedrooms and 5 bathrooms.

It has just one floor and features 4 bedrooms with en-suite bathrooms, plus 6 utility rooms used for storage.

Annex 1

Built in the basement, measures around 14 sq.m and is used as a boiler room.

Annex 2

On the ground floor, measures 22 sq.m and is also used as a boiler room.

State and finishing

The property is in excellent condition and ready to move into immediately.

The main villa was recently built, however, using materials and finishings typical of traditional Umbrian country houses.

The large farmhouse split into apartments has been restored from a building that dates from the end of the 1600s, also carried out with local, traditional materials and finishings.

External areas

The ranch includes 3 hectares of land which surrounds the buildings, on which two swimming pools have been installed, one in front of the villa and the other for use by the two farmhouses.

There is also a fertile olive grove on the property with around 500 trees.

Use and potential uses

Currently used as a hotel, thanks to its size and the way it is split into apartments, this property is certainly ideal as a tourism business, which could also host events and ceremonies.

The location, on the border with Umbria and Tuscany, is the perfect starting point for visiting Central Italy's main historic centres.



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