eRGT38481
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Toscana

CARACTERISTICS

- **AREA**: Toscana
- **Built surface**: 2700 sqm
- **Land Surface**: 11000000 sqm









FINISHES/EQUIPMENT

- **Others**: Pool

DESCRIPTION

The property is located about 25 km from Siena, near the beautiful town of Radicondoli. The town is known for its wonderful traditions, including the cuisine that implements surrounding olive trees, vineyards, and locally grown fruits and vegetables. There is also an annual festival of music, dance and theatre.
The property occupies around 1100 hectares of land, out of which 700 are surrounded by a high mesh fence, which is one of a kind. Being close to agricultural production lands, the property has its own olive oil production and two areas for beef cattle. The property also has an artificial lake of 450.000 cubic meters and a surface area of 35.000 sq.m, which supplies irrigation, fire hydrants and cannons.
The Estate was established as a Hunting Reserve in 1950, which allows for hunting all year round. Because of the massive land, there is a wide range of animals, including boars, deer, hare and pheasants. Rarely, foxes, wolves and porcupines can also be observed.
The Main Villa has an area of 1160 square meters, comprising 3 floors with a ground floor hall, 3 living areas, 3 bathrooms, a library, a study, formal dining, kitchen, heated indoor pool, fitness and bar area and a hunting room. The 1st floor has two living areas, six bedrooms with in-suite bathrooms. The villa also has a double garage, a wine cellar and a heated conservatory. A separate structure of 120 square meters offers a living rooms, 2 bedrooms and two baths. In total, there are 12 buildings on the estate which cover 2700 square meters overall.

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep