



Rif. 0177



Lionard S.p.A.

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Tuscany Monteriggioni Luxury Property in Chianti



DESCRIPTION

A luxury property in Chianti dating back to the XVIIth century, nestled among woods and vineyards near Siena in Tuscany, surrounded by a large region considered as a natural park. Enriched by a sunny and dominating location overtopping onto the hollow, it has been converted into a gorgeous relais chateau.

Unforgettable sunsets and breath taking landscapes can be admired from the base of the ancient tower arising straight from the Xth century and by the massive swimming pool nestled in the middle of the olive grove and just a stone's throw from the pinewood.

Within the 2.5 hectares land you can find a Roman thermal grotto which boasts a 38° heated water. The exclusive real estate for sale has 1200m2 of roofed surface, is structured in n.15 apartments that were originally old farmhouses with exposed-stone walls. Each of them has refined and elegant fixtures and finishings in tuscan style and enriched by all the modern comforts. The common spaces and the dining hall for the guests were originally stables with vaulted ceiling in red exposed-bricks.

This villa in Italy is subdivided into three main buildings: the first one, on two levels, is formed by the main entrance hall with reception, two kitchens with pantries and cellars, the restaurant, several warehouses and n.3 apartments on its ground floor; on the first floor, instead, you can find n.4 further apartments. The second building lies on two levels as well and comprises n.6 huge flats, technical rooms, hammam, turkish bath and changing room. Two cozy and discrete apartments take up the last building and complete the property.

TECHNICAL DETAILS

LOCATION

Sitting on a small natural hillock, this completely walled medieval town in the Siena Province of Tuscany was built in the 13th century by the overlords of Siena to command the Cassia Road running through the Val d'Elsa and Val Staggia just to the west of Monteriggioni.

Except for some work done in the 16th century, very little work has been done to Monteriggioni's walls or buildings since they were first erected. So, Monteriggioni's walls and the buildings that make up the town within are the best preserved example of their kind in all of Italy, so it is not surprising that it attracts busses full of tourists, but also architects, and medieval historians and archaeologists.

The town served as a defensive fortification that played a vital role in the on-going conflicts between Siena and Florence during the Middle Ages when Florence was driving hard to increase its territory. Over the years, Monteriggioni successfully withstood many attacks from the Fiorentini and a few from forces under the command of the Bishop of Volterra which also asserted dominion over the area).

What Florence could not do by force, it ultimately achieved by guile. The Sienese had placed control of the town's garrison in the hands of Giovannino Zeti, who had been exiled from Florence.

Reconciling with the Medicis in 1554, in what is known in Monteriggioni as the "great betrayal", he simply handed the keys of the town over to the Medicean forces.

The more or less circular walls with a total length of about 570 meters were built between 1213 and 1219, following the natural contours of the hill.

The Tuscan poet Dante used the turrets of Monteriggioni to evoke the sight of the ring of giants encircling the Infernal abyss.

Indoor surface: 1200 m2

Outdoor surface: 2,5 hectares

A - building

n.7 apartments



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entrance and guests hall

n.2 kitchens

pantries and cellars

restaurant

storage rooms

reception

managment bureau

B - building

n. 6 apartments

turkish bath

hammam

thermal grotto

changing room

technical rooms

C - building

n. 2 apartments

olive grove - pinewood

Florence: 50 km - Pisa: 100 km - Siena: 7 km - San Gimignano: 18 km - Volterra: 30 km - Thermal
baths: 15 km - Golf Club: 6 km - Florence airport: 61 km - highway: exit south Florence 30 km

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Price: 3,600,000



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PROPERTY PHOTOS



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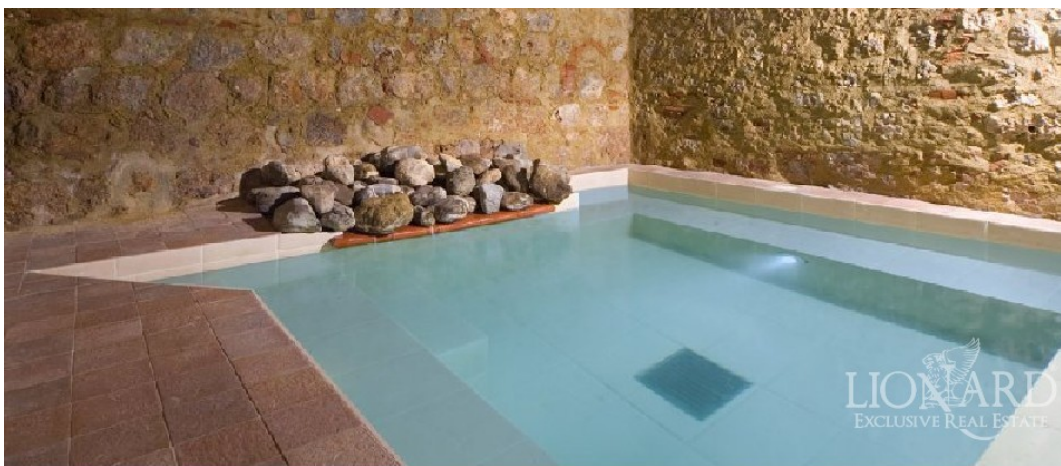
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Lionard Luxury Real Estate

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