



In one of the most representative landscapes of the Tuscan countryside we offer this stunning estate it consists of a medieval village of historical international importance, exceptionally preserved but to recover expertly. It has a surface area of 10,000 square meters. Overlooking about 1,000 hectares of land variously cultivated with the most valuable and well-known crops of this territory: olive groves, vineyards and arable land. In this area there are, variously located, other houses to be recovered for further 16,000 sqm. In this area there are, variously located, other houses to be recovered for further 16,000 sqm. Objectively a unique opportunity for a celebrated estate where in the second half of 1800, in the middle of the Renaissance, they met and stayed among others: Napoleon III and Victor Emmanuel II, with the emissaries of Leopold II of Tuscany and the emissaries of the Papal States. A place so charming that even the German army during the war occupation, decided to respect it, without dislocate artillery or defenses to prevent it being bombed. It has come exceptionally well preserved and now needs a sponsor who making it flourish again and bring it back to its former glory. An exceptional opportunity. A place where time has stopped. Divine Tuscany Luxury & Finest Properties is the Number One real estate agency in Tuscany, specialized in the sales of villas and old town-center properties. We only propose properties that are certified. Other property agencies may not be so exigent. But thanks to the Certified-Properties-Italia patented method "THOR-CONTROL"™ (www.certified-properties.com), we guarantee a peaceful walk, in Val d'Orcia, rather than a stressful visit to your lawyer to solve legal and time-consuming real estate problems. You can than purchase this property in total tranquility, due to the fact that it has been verified and given the prestigious approval by Certified-Properties Italia (www.certified-properties.com). Within our integrated services, we offer you the opportunity to restructure or modernize your new property in Italy through our specialized renovation company, with over twenty-year's experience in the renovation of both luxury farmhouses and properties located inside historical centers. Thanks to our designers we can also provide "turnkey" solutions that include your new property's furniture. Energy class G (= 175 kWh / m² year) REF P291 IMPORTANT: WE WILL ALSO ASSIST YOU IN EVERYTHING AFTER COMPLETION OF THE SALE, AS YOU WILL NEED HELP WITH ALL THE BUREAUCRATIC PROCEDURES CONNECTED WITH THE PURCHASE OF A PROPERTY: FROM THE TRANSFER OF UTILITY CONTRACTS TO LEGAL MATTERS, ASSURING SATISFACTION IN ALL YOUR REQUIREMENTS. WE ADVISE OUR CLIENTS NOT TO BUY REAL ESTATE IN TUSCANY FROM AGENCIES WHICH ARE NOT LOCATED IN THE AREA OF THE PROPERTY BECAUSE THEY WILL NOT BE ABLE TO ASSIST THEM AFTER COMPLETION AS IS OUR CUSTOM, HAVING WORKED FOR YEARS IN THE REGION IN WHICH WE WERE BORN. IT IS WORTH REMEMBERING THAT YOU WILL NEED THE AGENCY ABOVE ALL AFTER COMPLETION, AND IN THIS RESPECT WE WILL PROVE TO BE THE BEST. I WOULD LIKE TO ASK ALL FOREIGN FRIENDS WHO ARE READING THIS A SIMPLE QUESTION: IF YOU WISHED TO BUY THE BEST FLORENTINE T-BONE STEAK AND ABOVE ALL TO KNOW EVERYTHING ABOUT IT, WOULD YOU GO AND BUY IT FROM THE LOCAL BUTCHER DARIO CECCHINI IN

LAND INFORMATION:

Total	: 1000
hectares	
Square meter	: 10000

- CONVENIENCE:**
- General Amenities:** Skylights, Electric Hot Water,
 - Accessibility Amenities:** Handicap Facilities, Wheelchair Ramp,
 - Community Amenities:** Swimming Pool, Tennis Court, Football ground,
 - Energy Savings Amenities:** Fireplace, Gas Hot Water,
 - Exterior Amenities:** Fence, Covered Patio, Exterior Lighting, Garage, Fruit Trees,
 - Interior Amenities:** Jacuzzi Tub, Central Air,
 - Landscape Amenities:** Arable land/olive grove/vineyard, Lawn, Landscaping, Skylights,

PANZANO IN CHIANTI OR FROM GREAT BURGER AT THE INTERSECTION BETWEEN REGENT STREET AND OXFORD STREET IN LONDON? THE ANSWER IS OBVIOUS. IF YOU WISH TO BE CERTAIN OF KNOWING EVERYTHING PERTAINING TO THE PROPERTY YOU ARE ABOUT TO PURCHASE AND YOU WANT TO BE SURE YOU HAVE ASSESSED EVERYTHING YOU NEED TO KNOW ABOUT IT, FROM THE LOCATION TO THE LEGAL ASPECTS RELATING TO IT, OUR EXPERTISE OF OVER TEN YEARS IN TUSCANY'S MOST GENUINE LOCATIONS IS AT YOUR DISPOSAL AND DOZENS OF OUR AMERICAN, ENGLISH, RUSSIAN, FRENCH CLIENTS AND THOSE FROM MANY OTHER NATIONS WILL BE HAPPY TO DIRECTLY SHARE THEIR EXPERIENCE WITH YOU. Pier Paolo Giglioni CEO DIVINE TUSCANY Luxury & Finest properties