We are pleased to offer this ancient farm, including two business centers 15 minutes far from each other, 6 buildings for residential use and various annexes, for a total area of about 7,200 square meters. There are also 500 hectares of land used mainly for arable land and for the remaining part for the olive grove, pasture, wood, and vineyard. The property is exactly between Montalcino, San Giovanni d'Asso and Siena, in a very unique position with a great view on “Crete Senesi” and on the surrounding countryside, among green hills and the characteristic blue-gray of the clay, from which the landscape takes its name. It is a very interesting solution for those wishing to undertake any kind of agricultural activity, such as fruit and vegetables, breeding or a resale of local oil and cheese. Optimal the ability to start a farm or an Agri camping, with the convenience of being able to live in the property. Actually, the large extension of the farm between two cities allows an interesting ramification of commercial activity. The property presents all the characteristics of prestige in terms of structure, position and access, despite both the residential buildings and the agricultural annexes require a massive renovation. The farms are mostly near Provincial roads and can be reached by short stretches of farm roads. The company roads are excavated and require maintenance, but they are nevertheless viable. The land is partly in Asciano and partly in Montalcino for a total area of 7543 hectares. The land is mostly composed of 300 hectares of arable land, of which 200 ones are of excellent quality. The grazing parts, above all in the wood area, are ideal for Cinta Senese pig breeding, while along the main river the farm has extended the control, with a regular reserve concession, on about 6 hectares of natural truffle. There are also 30 hectares of olive grove with a thousand olive trees in it. There is a lot of water. Each farm is served by natural or artificial reservoirs and flanked for the most part by operating ditches, also served directly public aqueduct “Flora”. The company is already served by an electricity line in all the company center. An Environmental Agricultural Improvement Plan has never been presented, so there is the possibility to request important volumes to service agricultural activities as required by current regulations. Excellent Investment. Energy class G (175 kWh/m² per year) Divine Tuscany & Finest Properties is the Number One real estate agency in Tuscany, specialized in the sales of villas and old town-center properties. We only offer carefully selected properties. 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. REF P748 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 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 of the Real Estate Group DIVINE TUSCANY luxury & finest properties