



COLDWELL BANKER

BARBERA GROUP
INTERNATIONAL REAL ESTATE

Coldwell Banker Barbera Group

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Hotel for Sell in Monteriggioni

📍 Via I° Maggio, Siena, 53035 (SI)

2.500.000€



Contact info



Coldwell Banker Barbera Group

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Description

An absolutely rare feature within the medieval walls is the large private garden of approximately 1,700 square meters, meticulously maintained and nestled in a secluded and peaceful location, yet in the heart of the village. This space is extremely rare to find in such historic settings, and represents a true one-of-a-kind in the Tuscan hospitality landscape. The garden features a swimming pool, a hot tub, and a private parking area serving the property, elements that give the property a rare and unique positioning. The large, usable outdoor spaces also open up exciting development opportunities for hospitality and food & beverage businesses, further enhancing the guest experience through convivial gatherings, tastings, private events, and experiential hospitality programs.

The hotel is spread over four floors above ground, plus a basement.

On the ground floor there is a hall, a bar room, a study/office, a guest room, a library/living room, a kitchen, staff and guest facilities, as well as two bedrooms.

The first and second floors are entirely dedicated to bedrooms with private bathrooms.

The third floor, currently used as an attic, houses storage and utility rooms.

The basement is dedicated to ancillary rooms, including the laundry room and boiler room.

The property has a total of 11 rooms, including 10 doubles and one single, with the possibility of adding two additional beds in two double rooms, for a total accommodation capacity of 23 guests.

The covered area is approximately 850 m2, in addition to the exclusive outdoor spaces.

The building and its appurtenances are in excellent condition. The property has been meticulously and consistently maintained over time, preserving the architectural quality of the rooms, the structure's full operational functionality, and the value of the interior and exterior spaces.

The hotel is being sold complete with a hotel business license.

The property's geographic location is another key strength. Monteriggioni is strategically located in Tuscany, between Siena and Florence, in the heart of an area renowned for its extraordinary cultural, scenic, and food and wine heritage. From here, San Gimignano, the Elsa Valley, and the Chianti area, among the region's most popular destinations for international clientele, are easily accessible.

A rare property combining historic charm, real estate value, and hospitality potential in one of Tuscany's most iconic and recognizable locations.

Details



Property ID: CBI100-2811-290865



Surface: 854.00 m²



Rooms: 15



Garden: Privato, 1.630 sqm



Bathrooms: 12



Energy Class: D EP glnr: 329.03 kwh/m²

Property Features



Floor: Multi-story



Conservation status: Excellent



Current condition: Free upon deed



Surface: 854.00 m²



Rooms: 15



Bathrooms: 12



Kitchen: Present



Position: Central



Parking space: Uncovered



Garden: Private, 1.630 sqm



Swimming pool: Yes

Nearby



Beauty centres



Bar

Images







