



# SIENESE HILLS PROPERTY

## REAL ESTATE REPORT

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Strictly Private and Confidential  
Prepared by GIANNOTTI GROUP





## THE LANDSCAPE: SIENESE HILLS

The south-east area of Siena is one of the most celebrated places in the world, part of the UNESCO World Heritage Sites since 2004.

The classic rolling hills, stone farmhouses, vineyards, and olive groves makes this place a beautiful location for a golf course.









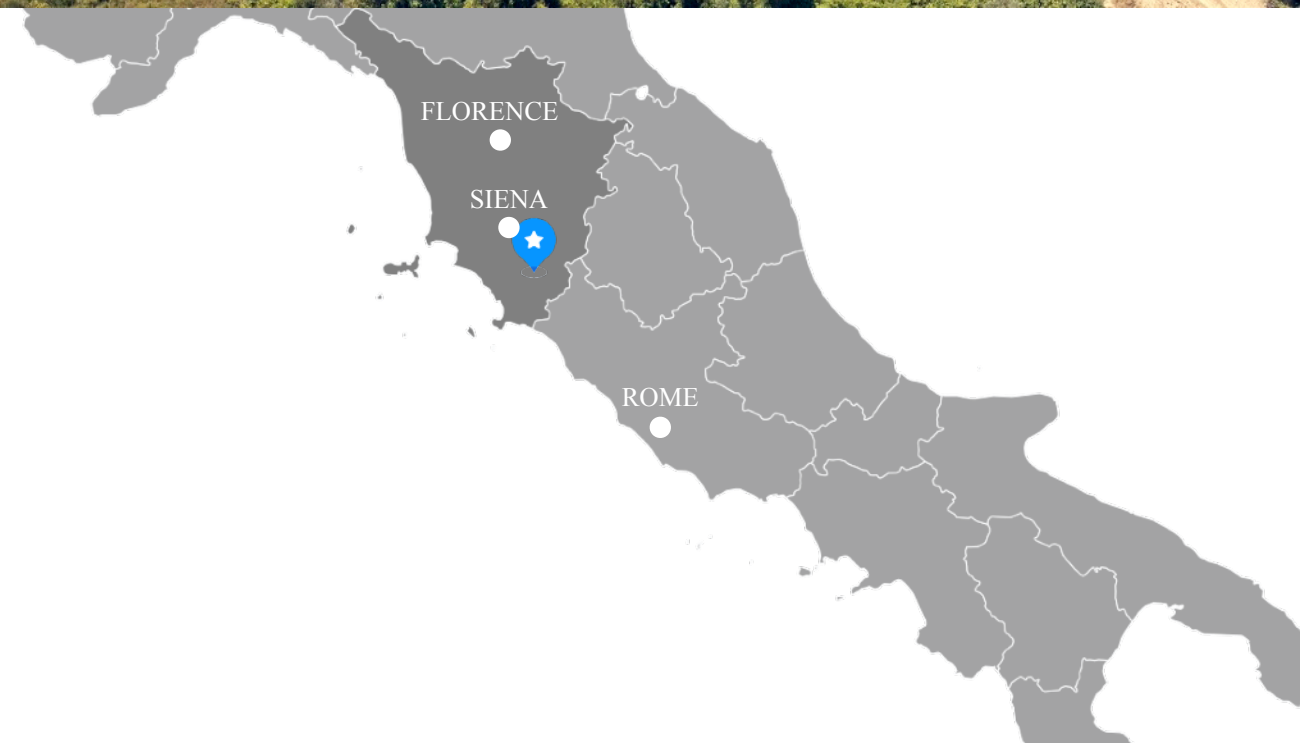












## THE POSITION

The property, an agricultural company, spans two Municipalities in the heart of Siena Province.

It is easily accessible from both the A1 highway or directly from Siena on a 30 minutes drive.

The closest airport are Florence (1 hour drive) and Rome (2 hours drive).



## THE PROPERTY

The width of this property is simply astonishing: apx 600 hectares (1700 acres) of beautiful landscapes. An unmatched extension for this area.

The property has potential for the development of hospitality structures aimed to the development of hunting and sports activities, including an outstanding golf course. Thanks to its strategic position, the property dominates the surrounding valleys giving breathtaking panoramic scenarios.

Each view is unique and lets people immerse themselves in the tranquillity and elegance of the real Tuscan countryside.











## AGRICULTURE OF EXCELLENCE

In this property are produced World-renowned gastronomic delicacies. A fantastic combination of certified Tuscan products can give to visitors a more emotional and unique experience “under the Tuscan Sun”.

The estate has 200 hectares of high-quality agricultural land, with a yield ranging from 30 to 40 ql. per hectare, 130 hectares of forest, and 30 hectares of olive grove with 1,000 olive trees. The forest land is suitable for breeding the Cinta Senese

pig breed and along the stream there are white truffles from the Sieneze hills, controlled by the company on approximately 6 hectares of natural truffle ground. The estate also has 3 hectares of vineyards with “DOC Certified Wine Production”.





## OLIVE TREES

Extra virgin oil is one of the products of excellence in Tuscany. Optimal climate, fertile land, and skilled hands make Tuscan virgin oil one of the most popular food products in and outside of Italy.



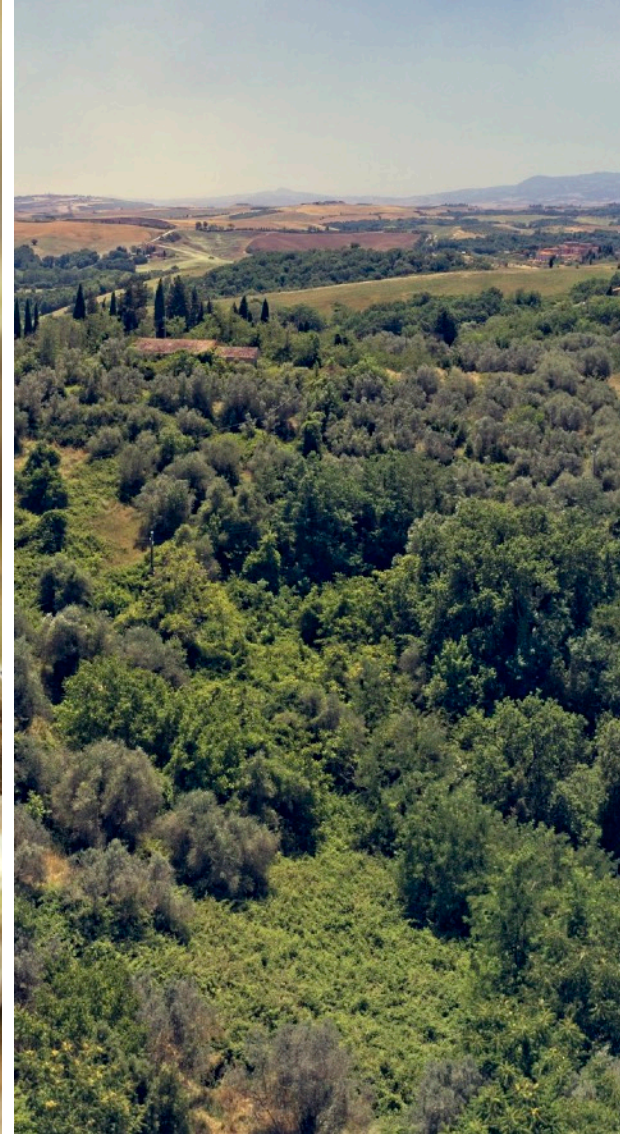
## WINEYARDS

Tuscany is home to some of the most prestigious wines in the world. The region's key grape is without doubts Sangiovese, which grows among the cooling breezes brought by the Tyrrhenian Sea.



## WHITE TRUFFLES

The precious white truffle of Sienese hills is the biggest secret treasure of these lands. It remains hidden for a majority of the year, gifting itself generously between October and December.



## SECULAR TREES

Trees are the most iconic elements of the picturesque Tuscan landscapes. Their wood and fruits have always represented a primary resource for the development and subsistence of Tuscan populations.



## CORN FIELDS

Besides being a characteristic ornament of the magical scenarios of Tuscany, corn fields are an essential resource to the world famous Tuscan bread, focaccia, and other traditional delicacies.





## THE LOT: MULTIPLE REAL ESTATE POSSIBILITIES

The property is made up of several farms.

The estate has eight different traditional Tuscan farmhouses (called “cascinali”) to be restored, for a total property of approximately 7,208 m<sup>2</sup>.

These different areas offer the unique opportunity to develop multiple real estate investments without space limitations in this breathtaking scenario.

The existing Tuscan Farmhouses' volumes may be probably consolidated for a larger reception area.



