

RESTAURI & COSTRUZIONI

Appartamenti . Ville . Casali . Borghi



Borgo di
Fungaia

Monteriggioni (Siena) - Tuscany - Italy

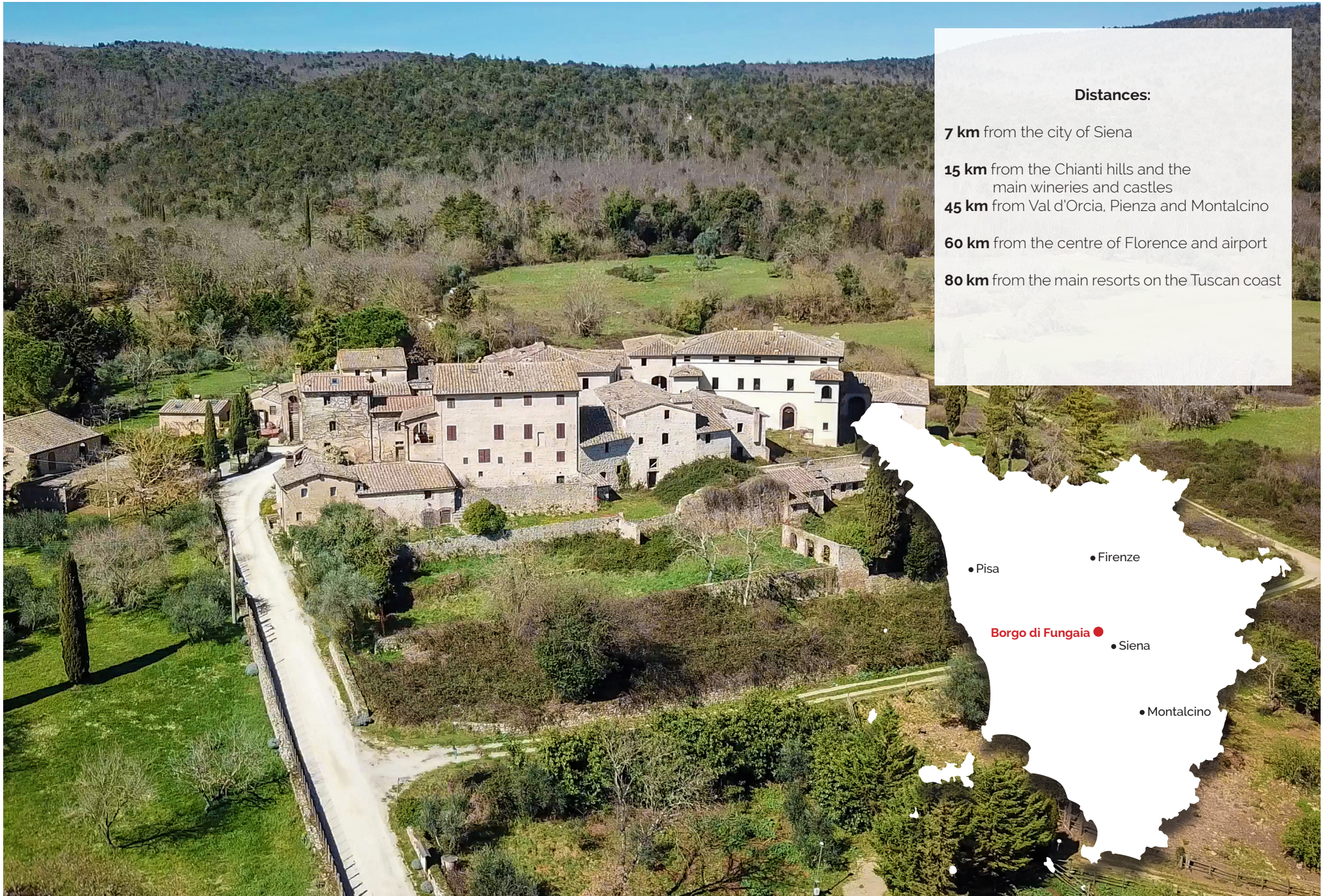
Borgo di Fungaia

THE PROJECT

The Borgo di Fungaia is located in the heart of Tuscany, surrounded by the natural and artistic wonders of numerous UNESCO sites.

Immersed in the unspoilt green hills of the Montagnola Senese, in the municipality of Monteriggioni, the property enjoys an evocative view and a strategic position.

The origins of Fungaia are certainly very ancient, with its main development occurring from the year 1000 onwards, when the feud of Siena saw numerous rural parish churches and castles arise in the area. Although modified over the centuries, the village still retains the features of a fortified settlement that arose in the Middle Ages. The property consists of 7 buildings, revolving around the manor house, with a total area of 3350 sqm surrounded by approx. 2 ha of gardens and land. At present, the hamlet is for the most part restored in the 'rough' state, with the exception of the villa where work has already advanced. The current plan provides for a residential destination, the project includes the construction of 35 flats of different sizes. Considering the area, the type of buildings and the quality of the restored product, the property can also be proposed as a tourist/receptive complex, complete with gardens, swimming pool, parking and numerous recreational facilities.



Distances:

7 km from the city of Siena

15 km from the Chianti hills and the
main wineries and castles

45 km from Val d'Orcia, Pienza and Montalcino

60 km from the centre of Florence and airport

80 km from the main resorts on the Tuscan coast

• Pisa

• Firenze

Borgo di Fungaia ●

• Siena

• Montalcino

The property





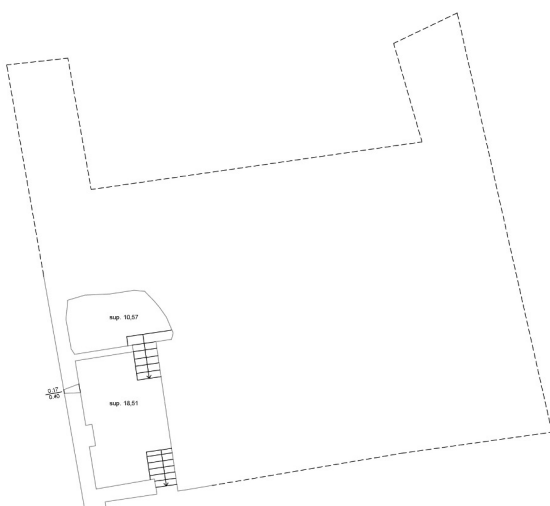
- ① **La Villa**
5 appartamenti
SUN 660,75 mq
- ② **Casa Dei**
8 appartamenti
SUN 719,09 mq
- ③ **Capanne Casa Dei**
2 appartamenti
SUN 288,50 mq
- ④ **La Fattoria**
9 appartamenti
SUN 633,50 mq
- ⑤ **Casa del Pastore**
6 appartamenti
SUN 549,70 mq
- ⑥ **Capanne Casa Pastore**
3 appartamenti
SUN 212,75 mq
- ⑦ **Oliviera**
2 appartamenti
SUN 292,85 mq



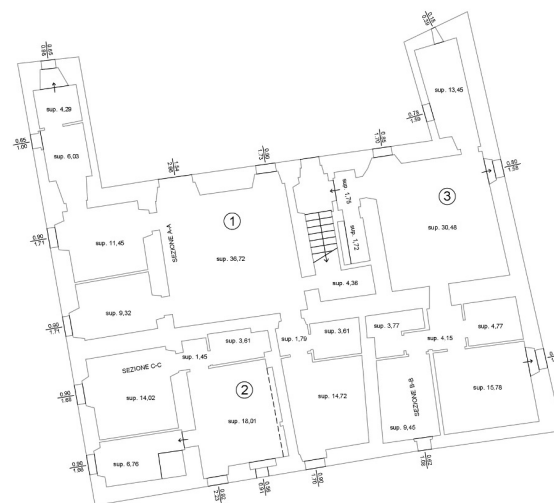








PIANTA PIANO SEMINTERRATO

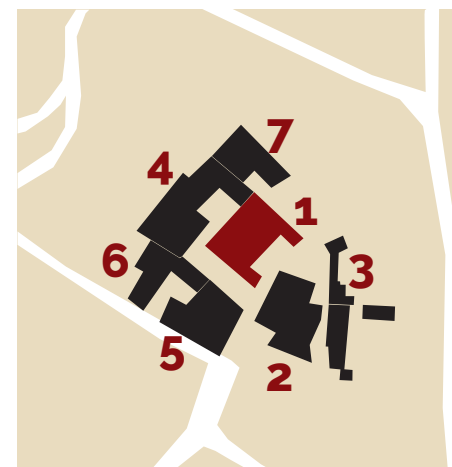


PIANTA PIANO TERRENO

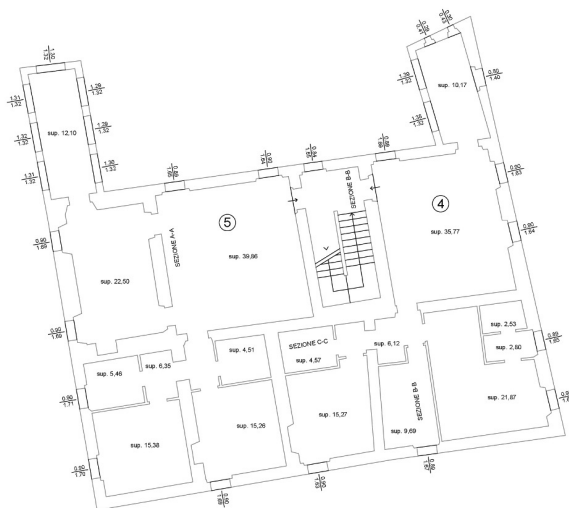
VILLA BICHI BORGHESI

Named Villa Bichi Borghesi, the villa represents the heart of the village and for this reason presents the most valuable features of the village, having originally been intended as the residence of the noble Borghesi family.

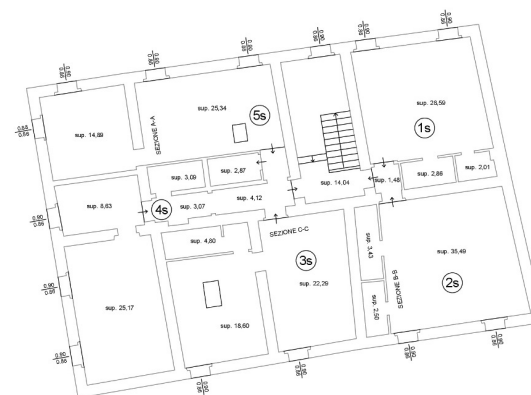
The villa's rich and valuable interiors feature some frescoed rooms and panoramic views over the valley and the city of Siena.







PIANTA PIANO PRIMO

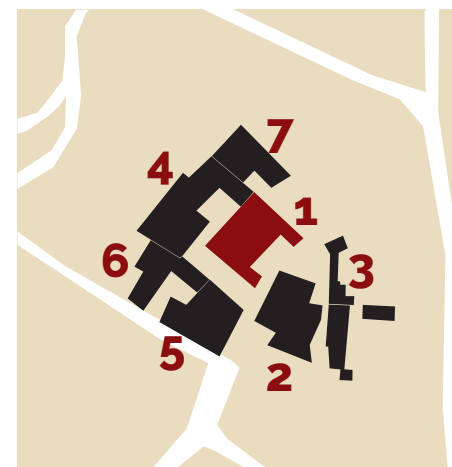


PIANTA PIANO SECONDO

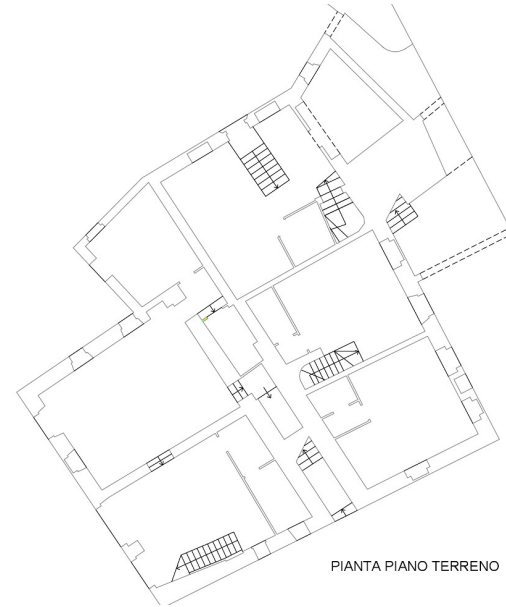
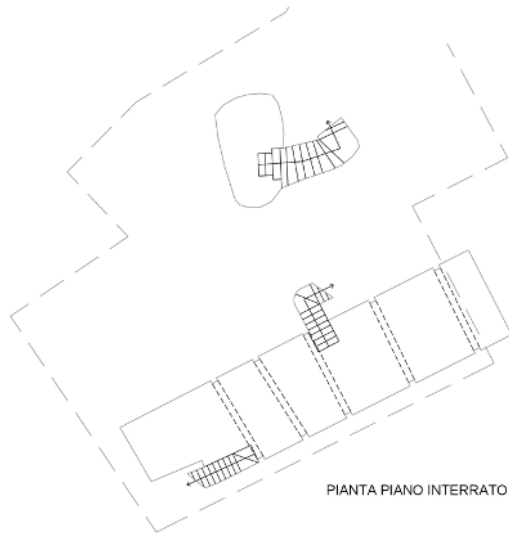
VILLA BICHI BORGHESI

The current state of the property is totally renovated at a structural level and in an advanced stage of work on the plant engineering and interior finishing.

The current planning foresees the fractioning into 5 prestigious flats for a total of 660 sqm SUN.



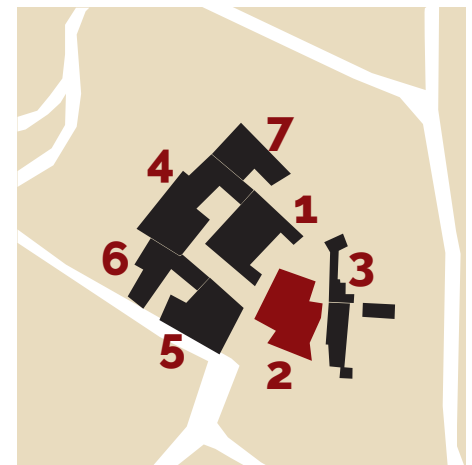




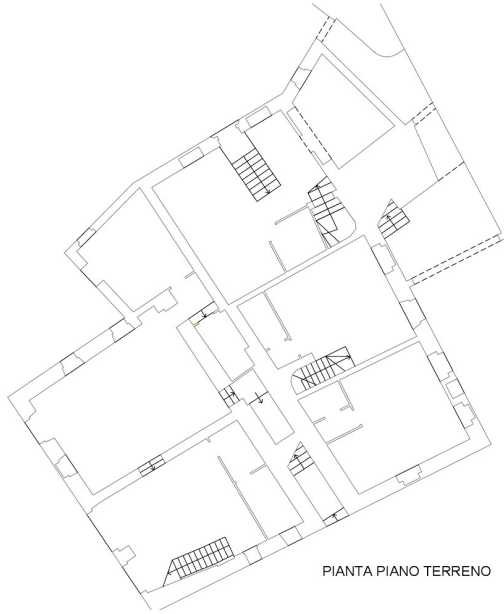
CASA DEI

This is a large unit originally used as the residence of the families serving the noble Borghesi lineage and having the typical characteristics of Tuscan rural farmhouses.

As far as its current state is concerned, it is to be considered that it has been totally restored structurally.







PIANTA PIANO TERRENO

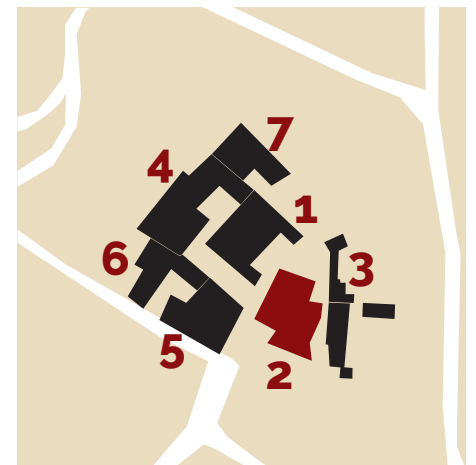


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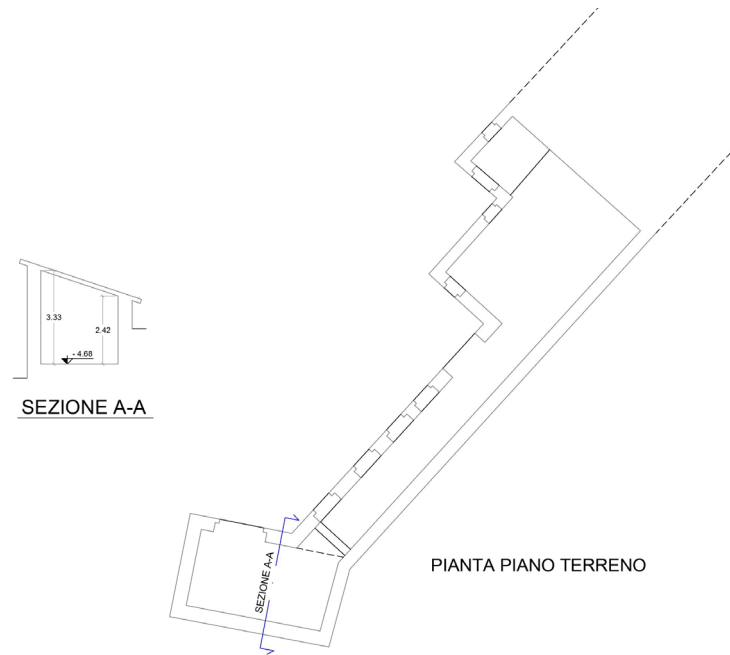
CASA DEI

The historical features have been preserved and recovered, while the structure is lacking in interior finishes and plant engineering (except for a few preparations already made)

The current planning foresees the fractioning into 8 luxury flats for a total of 720sqm SUN.







HUTS CASA DEI

These are various rooms originally with accessory functions to the neighbouring farm unit (Casa Dei) and located downstream of it.

In this case too, the current state is that of a structure that has been completely restored (in this case also following reconstruction work) and lacks internal finishes and plant engineering (with the exception of a few predispositions already carried out).

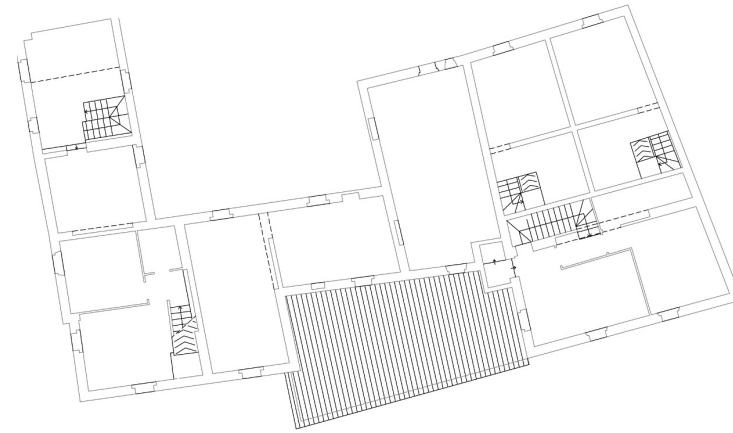
The current planning foresees the fractioning into 2 luxury flats for a total of 288 sqm SUN.







PIANTA PIANO TERRENO



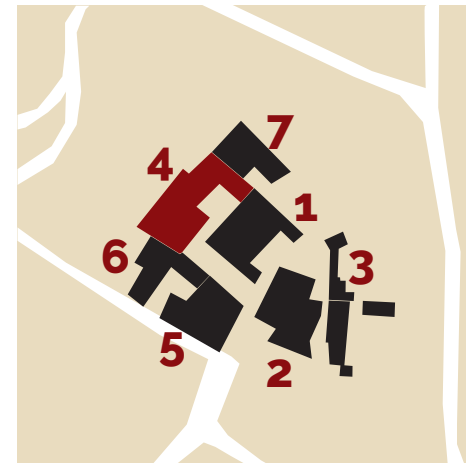
PIANTA PIANO PRIMO

THE FARM

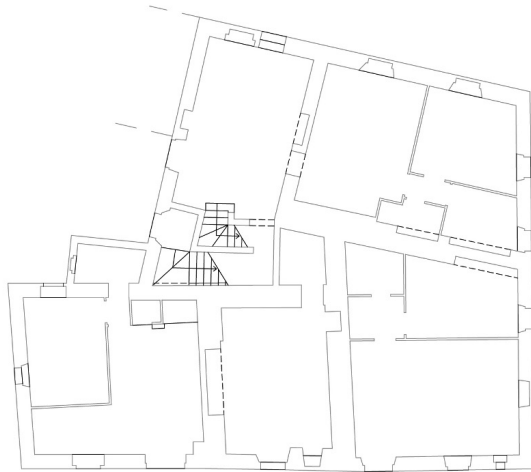
This is a large unit originally used for the residence of the families involved in running the farm, with living functions on the upper floors and agricultural functions on the ground floor.

As far as its current state is concerned, it is to be considered that it has been totally recovered at a structural level, taking care to preserve and recover its historical features, while lacking in internal finishes and plant engineering (with the exception of some predispositions already made).

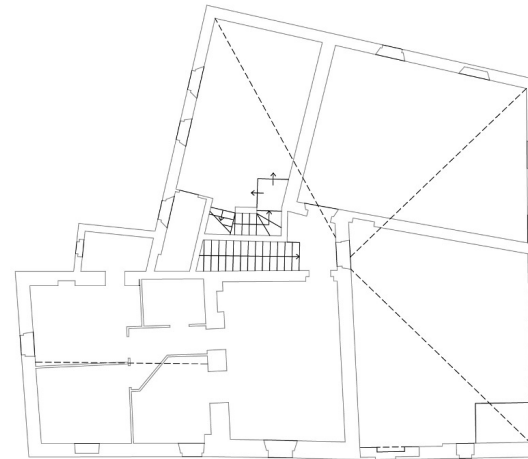
The current planning foresees the fractioning into 9 luxury flats for a total of 633 sqm SUN.







PIANTA PIANO TERRENO



PIANTA PIANO PRIMO

SHEPHERD'S HOUSE

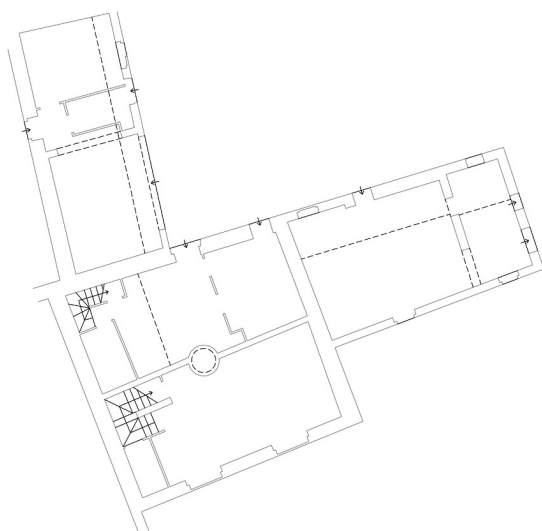
This is a large unit originally used as the residence of the families engaged in cattle breeding as part of the farm, with living functions on the upper floors and agricultural functions on the ground floor.

With regard to its current state, it should be noted that it has been totally restored structurally, taking care to preserve its historical connotations, while lacking in interior finishes and plant engineering (with the exception of some predispositions already made).

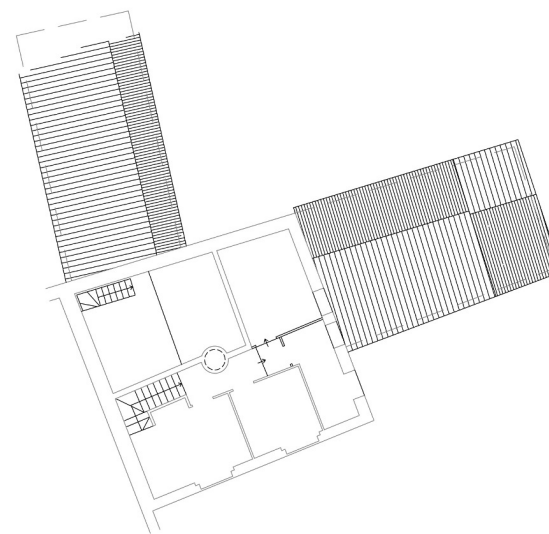
The current planning foresees the fractioning into 6 luxury flats for a total of 550 sqm SUN.







PIANTA PIANO TERRENO



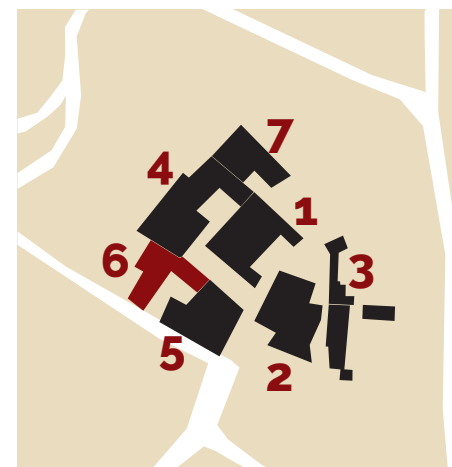
PIANTA PIANO PRIMO

SHEPHERD'S HUTS

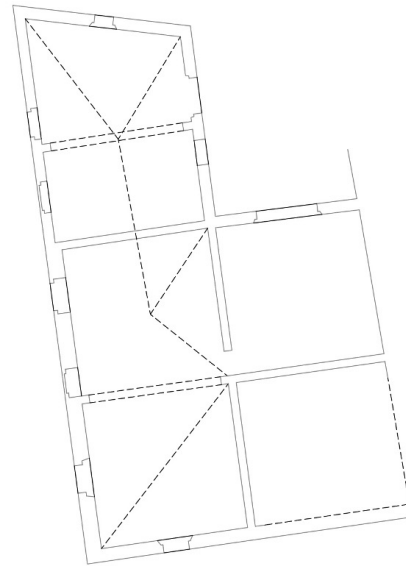
As can easily be guessed from the name, this is a building originally used for the ancillary functions of the families engaged in livestock breeding that were part of the Fattoria

As for its current state, as for the previous ones, it has been totally restored at a structural level, taking care to preserve and recover its historical features, while lacking in interior finishes and installations (with the exception of a few predispositions already carried out).

The current planning foresees the fractioning into 3 luxury flats for a total of 212 sqm SUN.







PIANTA PIANO TERRENO

OLIVIERA

This is a building adjoining the Villa, from which it was originally an appendix used for ancillary functions, such as the winter storage of lemon trees and more generally as a warehouse for foodstuffs and the products of the farm.

With regard to its current state, as already mentioned, it should be noted that it has been totally restored structurally, taking care to preserve and recover its historical features, while lacking in interior finishes and installations (with the exception of a few preconstructions already made).

The current planning foresees the fractioning into 2 luxury flats for a total of 292 sqm SUN.









Exclusivity in the heart of Tuscany

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