



ESSENTIS
PROPERTIES

Poggio Santa Cecilia



Poggio Santa Cecilia



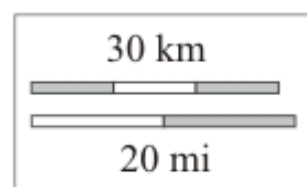
Poggio Santa Cecilia
Siena, Tuscany

One of Italy's most desirable country estates

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POGGIO SANTA CECILIA ESTATE

Euro 40,000,000

A unique opportunity to acquire a substantial, historic private estate in one of Tuscany's most desirable locations.

Situated 20 kilometres east of Siena, Tuscany and just east of the Roman spa town of Rapolano Terme, the estate comprises a complete walled medieval hilltop 'borgo' (village) and castle fortress with 18th century villa surrounded by about 700 hectares (1729 acres) of land incorporating a working organic fruit farm, rural buildings, woodland and two lakes.



THE LOCATION

Tuscany

Tuscany is one of the world's most sought-after locations. Its rich history, cultural and artistic heritage and evocative landscapes make it the jewel in Italy's crown. With gentle green hills topped with medieval villages, fields of golden sunflowers and silvery olive trees, cypress-lined roads leading to ancient terracotta-roofed stone houses and grape-laden vines ripening in the hot sun, ready to be transformed into iconic wine such as Chianti, Brunello di Montalcino and Vino Nobile di Montepulciano, it is little wonder that Tuscany has inspired scientists, writers, poets, artists and dreamers down the centuries.

Widely regarded as the birthplace of the Renaissance, Tuscany's world-famous cities include Florence, Siena, Pisa, Arezzo, Lucca and Cortona. Michelangelo, Brunelleschi, Botticelli, Leonardo da Vinci, Dante, Giotto, Puccini and Galileo are some of the most celebrated Tuscans.

Modern day Tuscany is well known for its textiles, artisan work and fashion design and is home to many of the world's most luxurious brands. The Gucci and Ferragamo fashion houses are both from Tuscany, while the Tuscan city of Arezzo is one of the most important gold jewellery manufacturing centres in Italy.



*"Here the long sense of classic measure cures
The spirit weary of its difficult pain;
Here the old Bacchic piety endures,
Here the sweet legends of the world remain."
Tuscany, Vita Sackville-West*



THE LOCATION

Siena, Rapolano Terme and the Landscape

Thirty kilometres from Poggio Santa Cecilia, the medieval city of Siena is one of the most beautiful art cities in Italy. It sits on three hills, with the Piazza del Campo at its heart, scene of the world famous Palio horse race which takes place twice a year in July and August. The University of Siena was founded in 1240 and is one of the oldest universities in Europe. Siena's steep, sinuous streets and city squares bustle with activity, there is always something to do or see at all times of year.

Siena overlooks a Tuscan landscape which is unsurpassed in its variety and richness. To the north is the region between Siena and Florence known as Chianti, globally renowned for its wine production. With its vineyards, olive groves and hill towns, this is archetypal "picture postcard Tuscany".



The landscape west of Siena takes you to the coast and the Maremma nature reserve while to the south is the World Heritage Site of the Val d'Orcia, home to the legendary red wine Brunello di Montalcino.

To the east and south east is the area known as the Crete Senesi, a unique mix of open fields, lush forests, stark lunar-like clay cliffs and roads lined with cypress trees. It has been described as the most beautiful landscape in Italy. This is the enviable location of the Poggio Santa Cecilia Estate, which lies just east of Rapolano Terme, a Roman thermal spa town with a rich artistic and cultural life including a literary prize, olive oil festival and open air theatre.







THE ESTATE

Poggio Santa Cecilia offers an unrivalled opportunity to own an important piece of Italian history. This private estate comprises an organic farm, a number of rural buildings and a medieval hill top village with land totalling approximately 700 hectares (1729 acres) east of Siena in the heart of the Tuscan countryside.

ORGANIC FARM

| | |
|--|---------------|
| Land (approximate area) | |
| woodland | 500 hectares |
| fruit trees | 9.5 hectares |
| vineyard Chianti Colli Senesi D.O.C.G. | 22.5 hectares |
| olive groves | 10.5 hectares |
| lakes | 6 hectares |
| irrigated flat arable land | 110 hectares |
| roads, courtyards, peripheral land, uncultivated land etc. | 42 hectares |

Rural Buildings

| | |
|-----------------------------|---|
| farmhouses and outbuildings | 11,000 sq. metres of which 5,000 has planning permission to be made into habitable space. |
|-----------------------------|---|



THE ESTATE

The Rural Buildings

There are 11,000 square metres of rural farmhouses and outbuildings included in the Estate. They are set in the farmland and woods at the foot of the hill on which the medieval village sits. Some of the buildings are in a ruined state, but others could be restored. Planning permission is being obtained for the conversion into habitable dwellings of 5000 sq. metres.

Each one in itself is of considerable beauty, historic and architectural interest and value and offers the potential to create a highly desirable traditional Tuscan farmhouse or farmhouse complex. The buildings labelled **Podere Santa Cecilia** have been restored and are currently being used as the management buildings for the organic farm.



Houses included in the Estate

Podere Santa Cecilia:

This is the only farm included in the sale that has been fully restored and is used as the headquarters of the organic farm business for the estate. It comprises:

- Farmhouse building used as living accommodation plus offices. On two floors, 590 sq. metres
- Farmhouse building used as warehouse plus living accommodation on two floors, 462 sq. metres
- Storage building two floors, 240 sq. meters
- Storage building, one floor, 38 sq. metres
- Machinery storage/garage plus workshop and storage area: one floor, 802 sq. metres
- Drying house on one floor, 830 sq. metres
- Warehouse and silos, one floor, 830 sq. metres
- Pumping station, one floor, 71 sq. metres

Podere Sodino:

This building is first mentioned in records in 1661. It has a design unique to the area, with two habitable areas connected by a central pavilion. It has been altered many times over the years. It comprises:

- A farmhouse on two floors, 517 sq. metres
- Building one floor, 162 sq. metres
- Building one/two floors, 75 sq. metres

Podere Donicato:

First mention of this building is in the

mid 18th century. The building is not very large and it housed fewer than ten people. It comprises:

- Farmhouse on two floors, 579 sq. metres
- Annexe on two floors, 298 sq. metres
- Oven on one floor, 30 sq. metres

Borgo Montioni:

Originally home to several families of farm workers. Some of the houses form a long building with external staircase and a loggia with three arches.

- Farmhouse building on two floors, 248 sq. metres
- Farmhouse building on two floors, 2670 sq. metres
- Farmhouse building on two floors, 260 sq. metres
- Farmhouse building on two floors, 579 sq. meters
- Annexe on one floor, 62 sq. metres
- Annexe on one floor, 64 sq. metres

Podere Ragnaie:

The name of this farm derives from the Italian word for cobweb. It was first mentioned in records in 1777. It is a house of modest size suited to a maximum of ten farm workers and with one part dedicated to an oven, a stables and a rustic building with an apartment above with eight rooms.

- Farmhouse on two floors, 473 sq. metres
- Annexe on two floors, 134 sq. metres
- Annexe on one floor, 64 sq. metres

Casanuova:

This house first appears in records in 1525. It was one of the largest holdings in the area with a lot of land, but this diminished over the years and eventually it was occupied by just a small number of workers.

- One building on two floors, 353 sq. metres

Le Rossole:

As with many of the farms on the estate this one takes its name from one of the battles during the Risorgimento (Italian unification in the 19th century). It was first mentioned in 1865 although it is almost certainly older than that. It has had numerous alterations and the main house is an “L” shape. There are four parts to Le Rossole.

Le Rossole di Sopra: A vast and complex farmhouse which has undergone numerous changes over the years. It was probably part of the ancient fortifications, but the walls have been destroyed. It was home to around 20 farm workers.

- Building on two floors, 738 sq. metres
- Building on one floor, 80 sq. metres

Le Rossole di Sotto: This is another complex structure which was lived in by many generations of farmworkers as records show it had good consistent levels of productivity. About ten people used to live there according to records.

- Building on two floors, 697 sq. metres
- Building on one floor. 168 sq. metres
- Building on two floors. 145 sq. metres

// Casino delle Rossole: From its name (little house) it is clear that this is one of the smallest houses on the estate, and only lived in by a small number of people. It has an oven next to it and is a pretty building with the Borgo Santa Cecilia in the background.

- Building on three floors, 177 sq. metres

Curtatone:

- Building on two floors, 820 sq. metres
- Building on two floors, 114 sq. metres
- Annexe, 78 sq. metres

Solferino:

The name comes from the Battle of Solferino in which Count Buoninsegni fought. It is first mentioned in 1896 when it was part of a series of new buildings to mark the Risorgimento. The building's structure is similar to San Martino, although it is missing a central tower which was pulled down decades ago.

- Building on two floors, 640 sq. metres

San Martino:

Named after another Risorgimento battle, this house first appears in the archives in 1918. It is shaped in a perfect cube with a small central tower and is accessed from the front by a small avenue.

- Building on two/ three floors, 693 sq. metres

Le Gorghe:

This complex is named for its location, which is quite steep and in the old days, quite difficult to access.

It is of medium size and has not had many alterations over the years. The houses offer privacy and the chance to get close to nature as they are very near the woods.

- Building on two floors, 285 sq. metres
- Building on one floor, 120 sq. metres

The Church of *Madonna Ferrata* is situated on the estate.



MEDIEVAL VILLAGE

farmworkers houses,

18th century villa

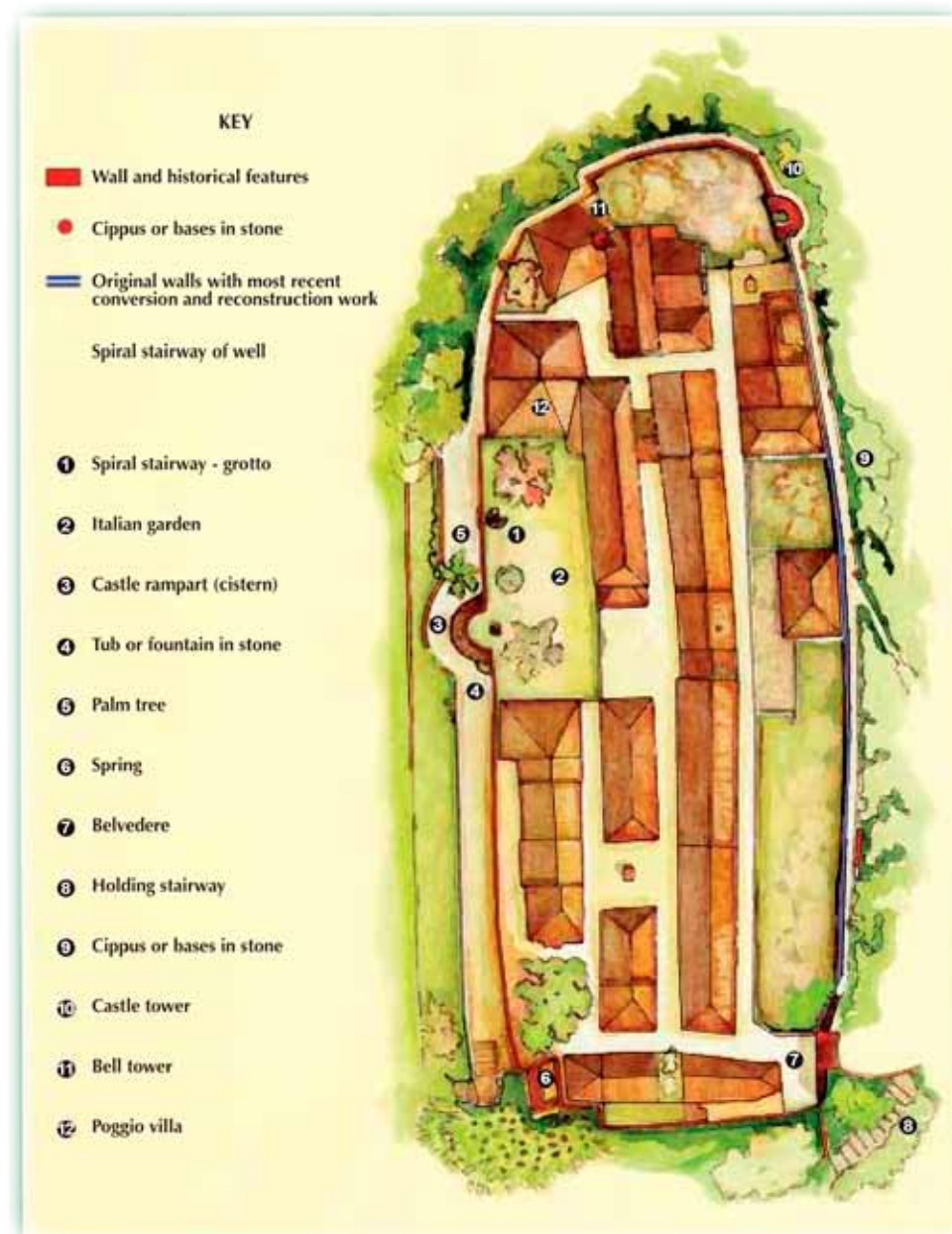
workshops, storage areas

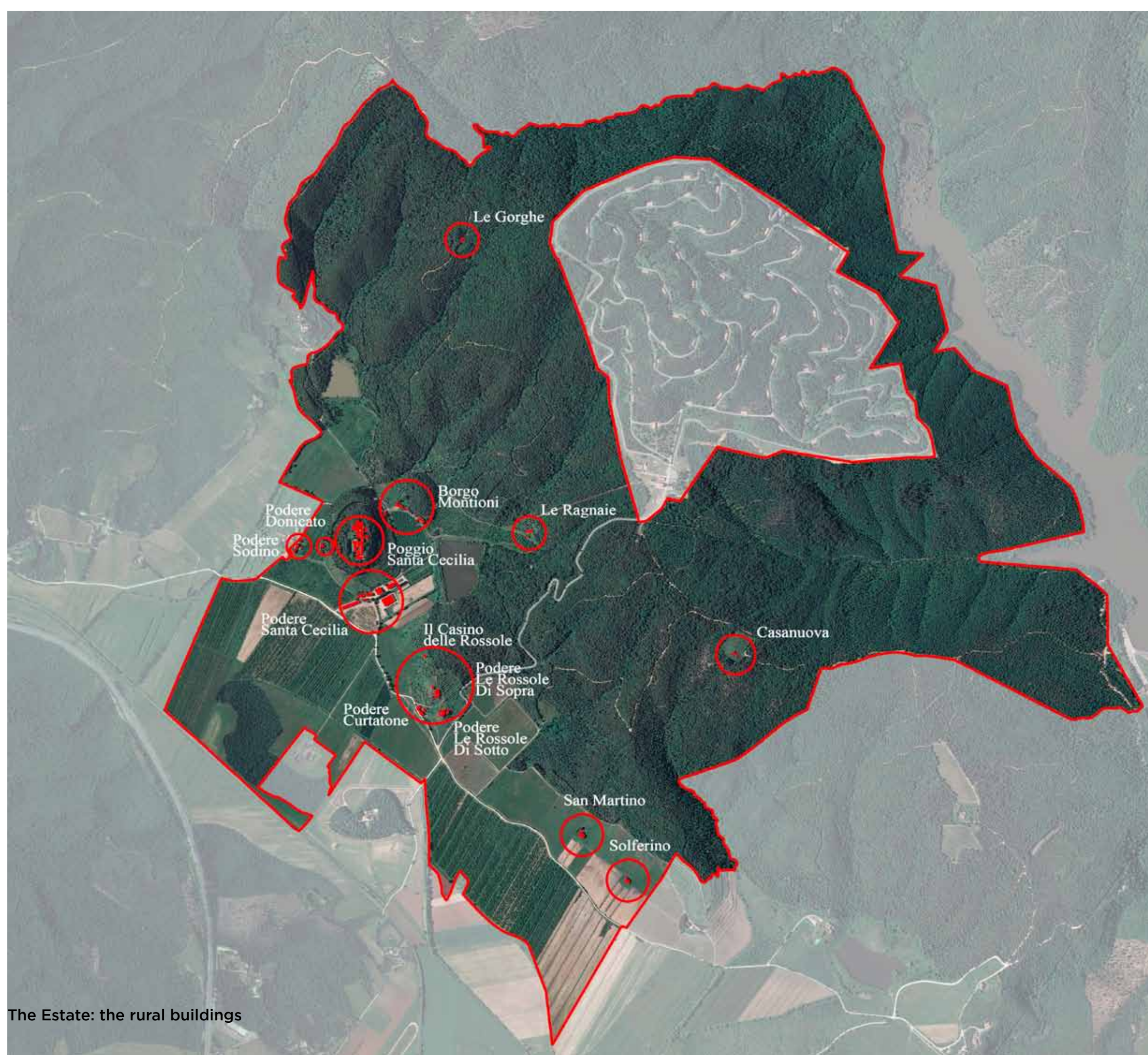
historically important gardens and parkland

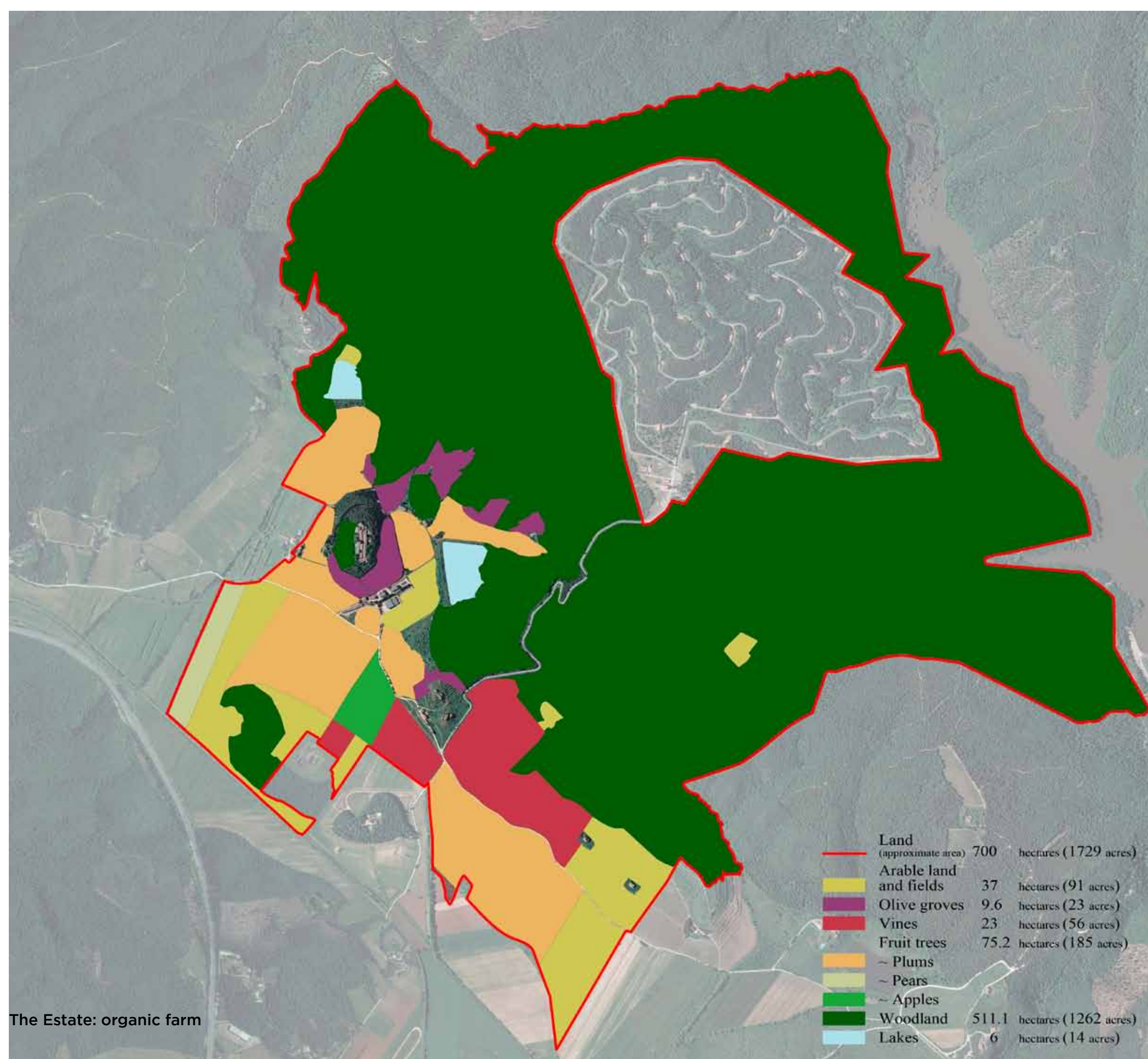
7,000 sq. metres

1,000 sq. metres

An architect's plan for the restoration of the village has been drawn up and is the process of being presented to the municipal authorities.







BORGH SANTA CECILIA

The Village

The crowning glory of the estate is Borgo Santa Cecilia, an uninhabited medieval village which once housed over 200 of the farmworkers and artisans who worked for the estate. The village has dominated the landscape for over 800 years and is reached via a private tree-lined white road, gently hugging the curves of the hill on which it sits.

The Borgo itself is laid out in a simple system of three parallel roads made of flagstones, following its original medieval design. It is accessed by a huge gate set in an entrance of travertine stone and topped with the coats of arms of Siena and the Buoninsegni family.



The main route of the Borgo has a subterranean water collection system. Many of its old stone houses carry ceramic or stone coats of arms or have carvings in the wood or stone, reminders of past residents.

The Borgo was a working village and therefore has many buildings which were used for activities necessary to the the daily life of the farm workers and artisans. There is a blacksmith's forge, an olive mill, a carpenter's workshop, stables, wine cellars and a church.

The houses in the Borgo have traditional Tuscan wooden front doors, terracotta tiled roofs and floors and wood beamed ceilings.



Borgo Santa Cecilia A Brief History

The Borgo's origins are military. Dating back to 1198, it was once a castle fortress occupying a strategic position in the border area between Florence and Siena. Its stone walls encircling the hill witnessed numerous attacks and sieges and were rebuilt many times.



Evidence of this turbulent period can be seen in the Borgo's walled enclosures, used to grow food and raise livestock, and the large cellars and storerooms under some of the village's houses, used to store arms and food supplies in times of need.

The Borgo was designed to be self contained and any repairs and rebuilding were carried out within its walls by the occupants. The resulting mix of architectural styles is evidence of its changing use over the centuries, but the result is still harmonious and retains the feel of a fortified castle even today.

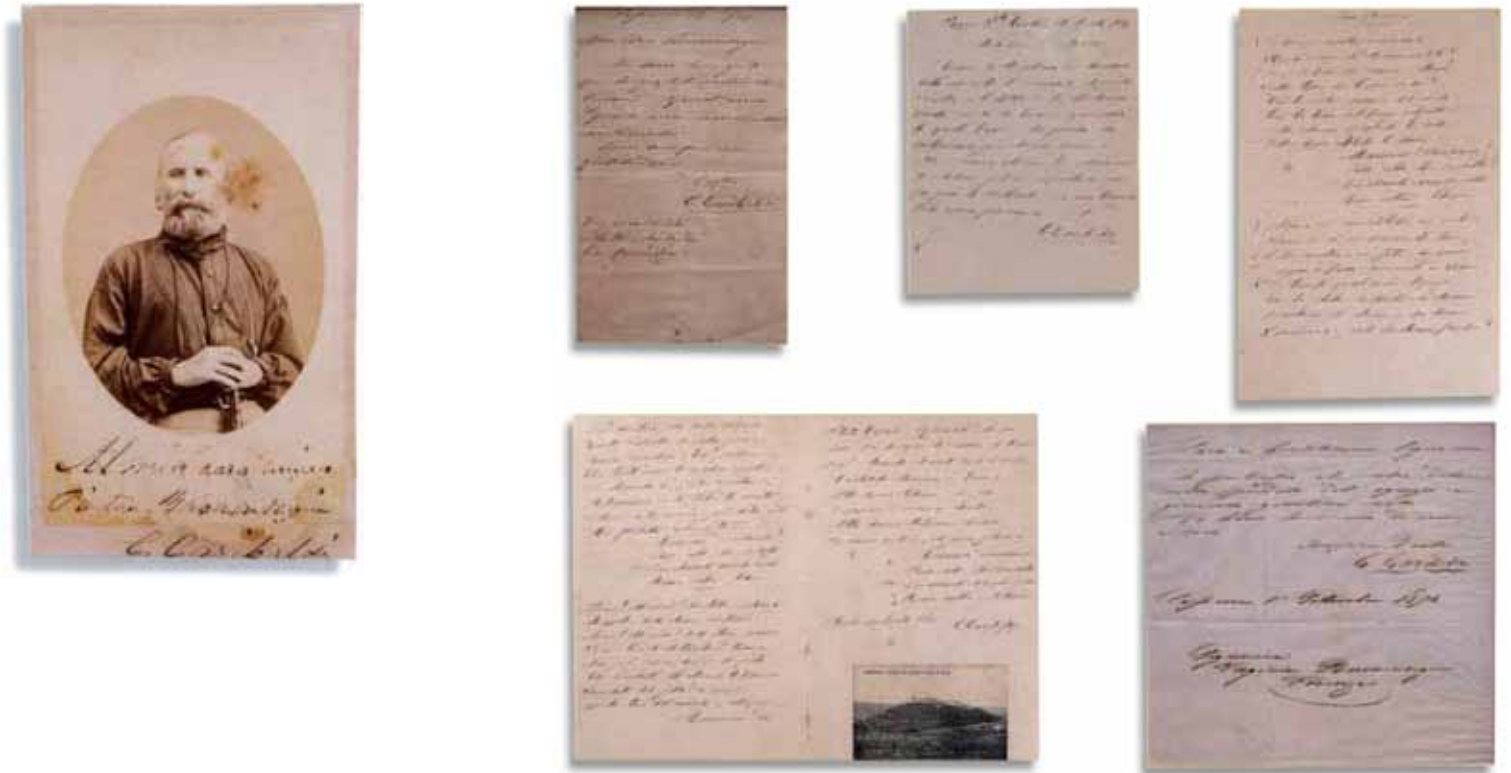


In 1559, the Borgo became part of the Grand Duchy of Tuscany and was given a small army. A letter from the time states the village was “enclosed by walls broken in one place only and was divided in half by a single road”. It passed into the hands of the Buoninsegni family, who had already bought a number of farms on the land surrounding the hill. They became sole proprietors of the village, except for the part owned by the church, for a number of centuries.

By 1719, under Rinaldo Buoninsegni, Poggio Santa Cecilia was a vast estate including more than 22 farms, making it one of the most economically productive holdings in the area.

Although there is no detailed documentation available, it is probable that the construction of the first part of the Poggio Villa began in the mid 18th century and further changes and additions were made in the 19th and early 20th century, including the creation of the English Park and gardens.

In 1867, Buoninsegni descendant Pietro Leopoldo played host to one of the most significant figures in Italian history, General Giuseppe Garibaldi, who stayed at the Borgo’s villa for several days. There are a number of documents relating to his stay in the Poggio archives and a piazza in the Borgo was named after him to commemorate his visit.



Pietro Leopoldo's heir was his daughter Virginia who lived to the age of 101 and organised renovation work to part of the Borgo to the right of the church as well as the extension of Villa Poggio. She and her husband Count Tadini also took particular interest in the farms introducing modern agricultural systems, such as steam threshing machinery as well as effecting the division of the woodland. The village was home to 200 *mezzadri* workers who, as was common practice at the time, gave the landowner half their produce in exchange for the use of a house and some land and animals.

After the Second World War many of the estate's inhabitants left in search of a new life, many of them working in the travertine quarries of Rapolano, and so the houses and farms were gradually abandoned.

Although this seems tragic, it is probably the reason why the architectural and historical treasures of the Poggio estate have been so well preserved.

Nowadays, most of the land is a working organic farm. One large rural building complex (Podere Santa Cecilia) has been restored to use as management offices for the estate. Another rural building complex (Monticelli) has also been restored and is available for sale separately.

The Borgo remains uninhabited, but is regularly checked and its gardens are watered by the estate team. The Borgo also has a CCTV surveillance system in place.



































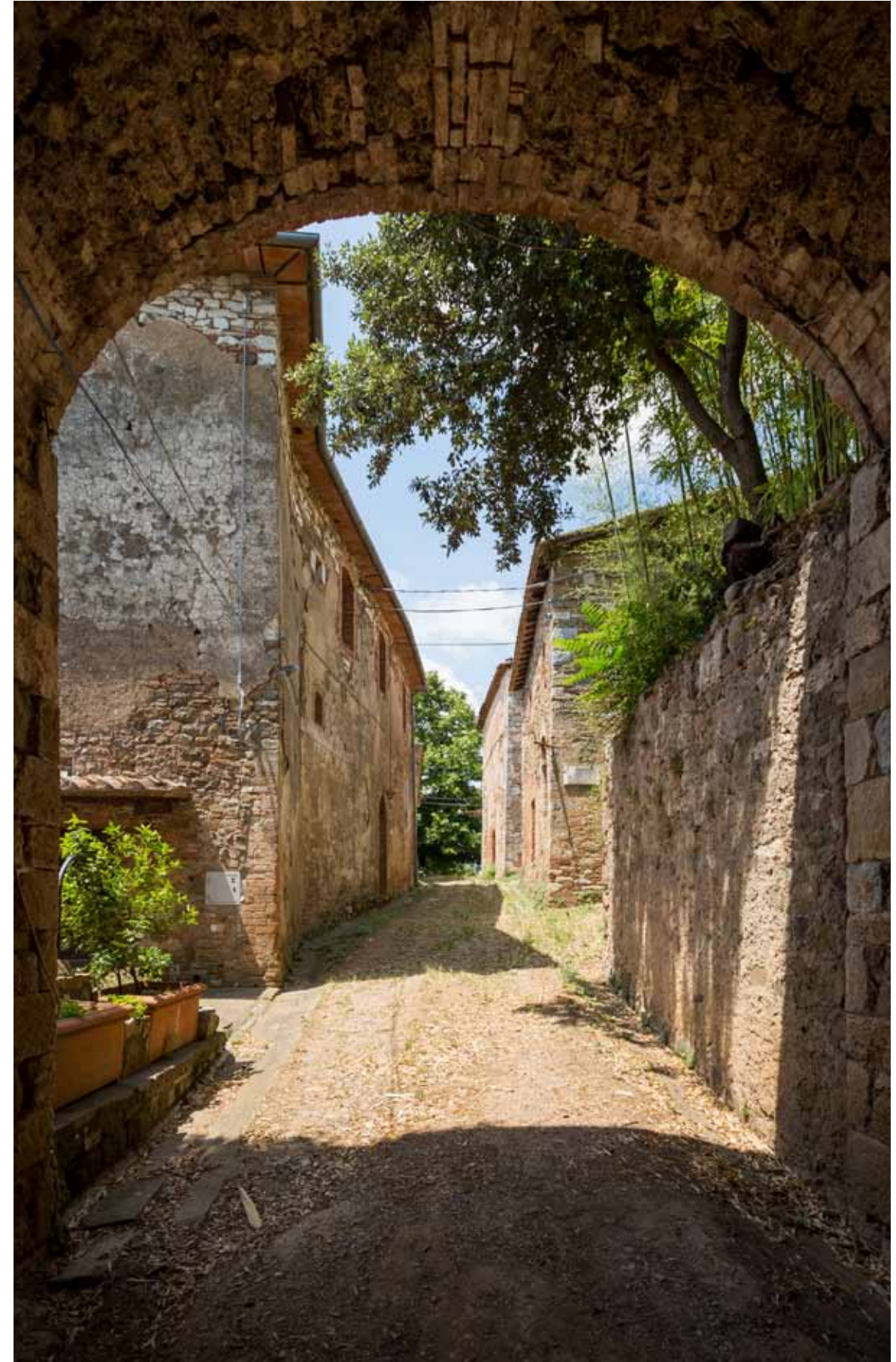








































BORGIO SANTA CECILIA The Villa, Park and Gardens

The villa dominates the Borgo, being set on the highest and most sheltered part of the hill and despite being built 500 years later, it blends perfectly with the old village.

As mentioned, little documentary evidence remains, but the villa is believed to have been started in the mid 18th century with most of its development being in the 19th century and extension work carried out in the early 20th century.

The villa's design appears to consciously echo some of the features of the village in which it sits. The round arches in the windows and doorways reference the style of the doors of the nearby houses and the medieval gate into the village itself. The layout of the more modern elongated part of the villa is in harmony with the parallel paths of the Borgo's "old axis".





The villa is a calm and atmospheric place with many lovely architectural features, including a large entrance hall with staircase and gallery with square columns and numerous cellars. The older part has a salon with a colossal fireplace, its cast iron hooks and cooking pot still in evidence.

Many of the villa's rooms have caisson ceilings and polished terracotta floors.

The villa was designed to be physically set apart from the village and was originally accessible on horseback or foot via the small roads through the park, while heavier vehicles such as carts and carriages used the main route through the Borgo.



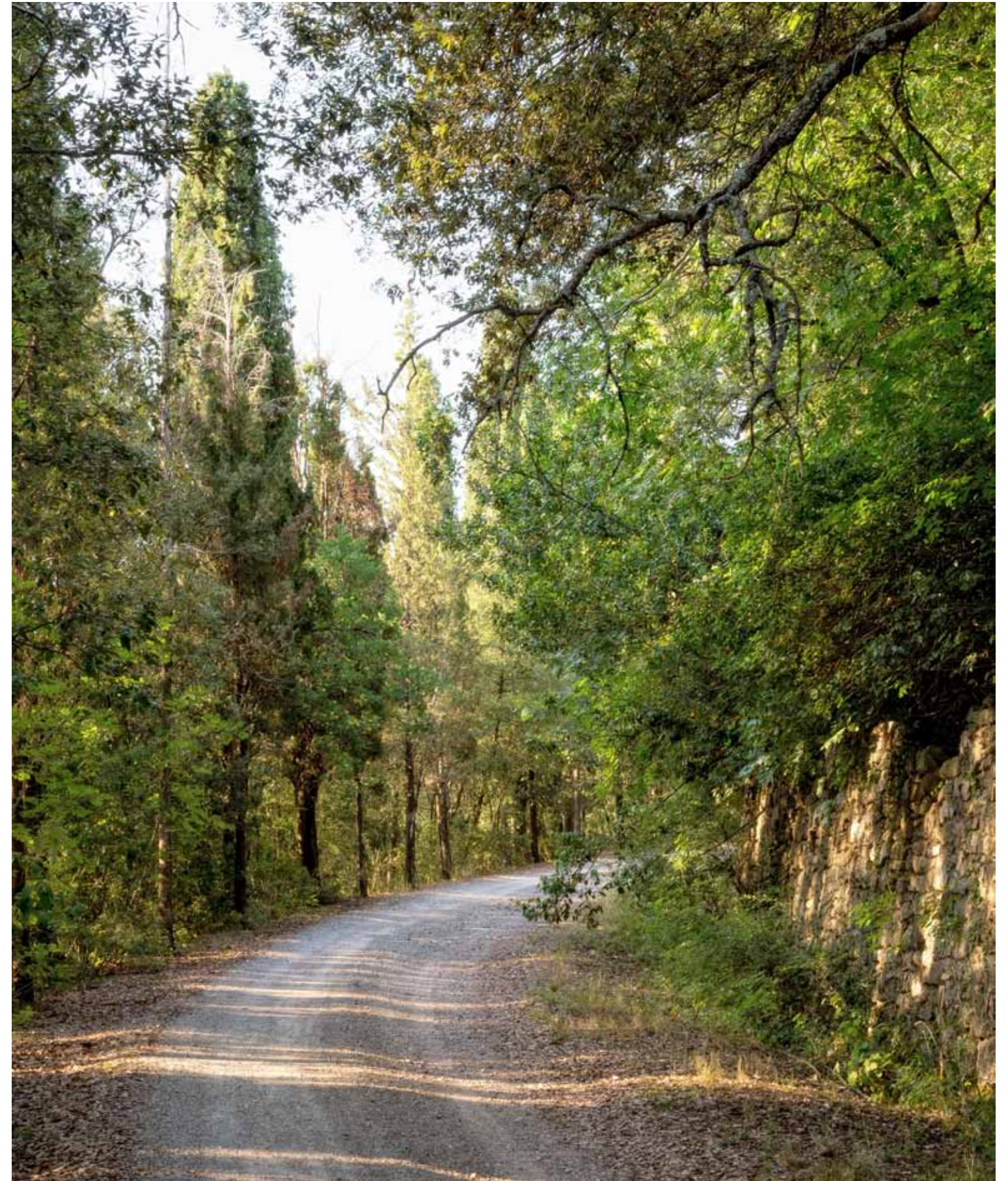
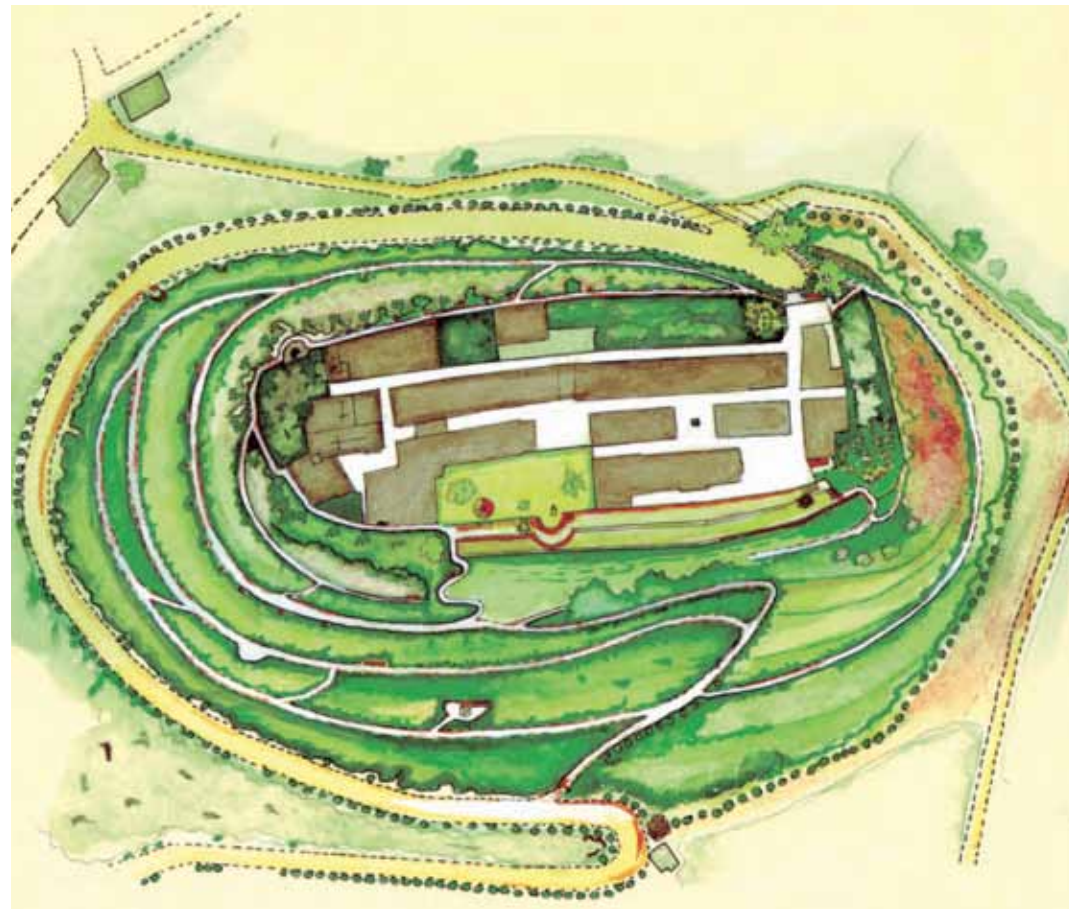






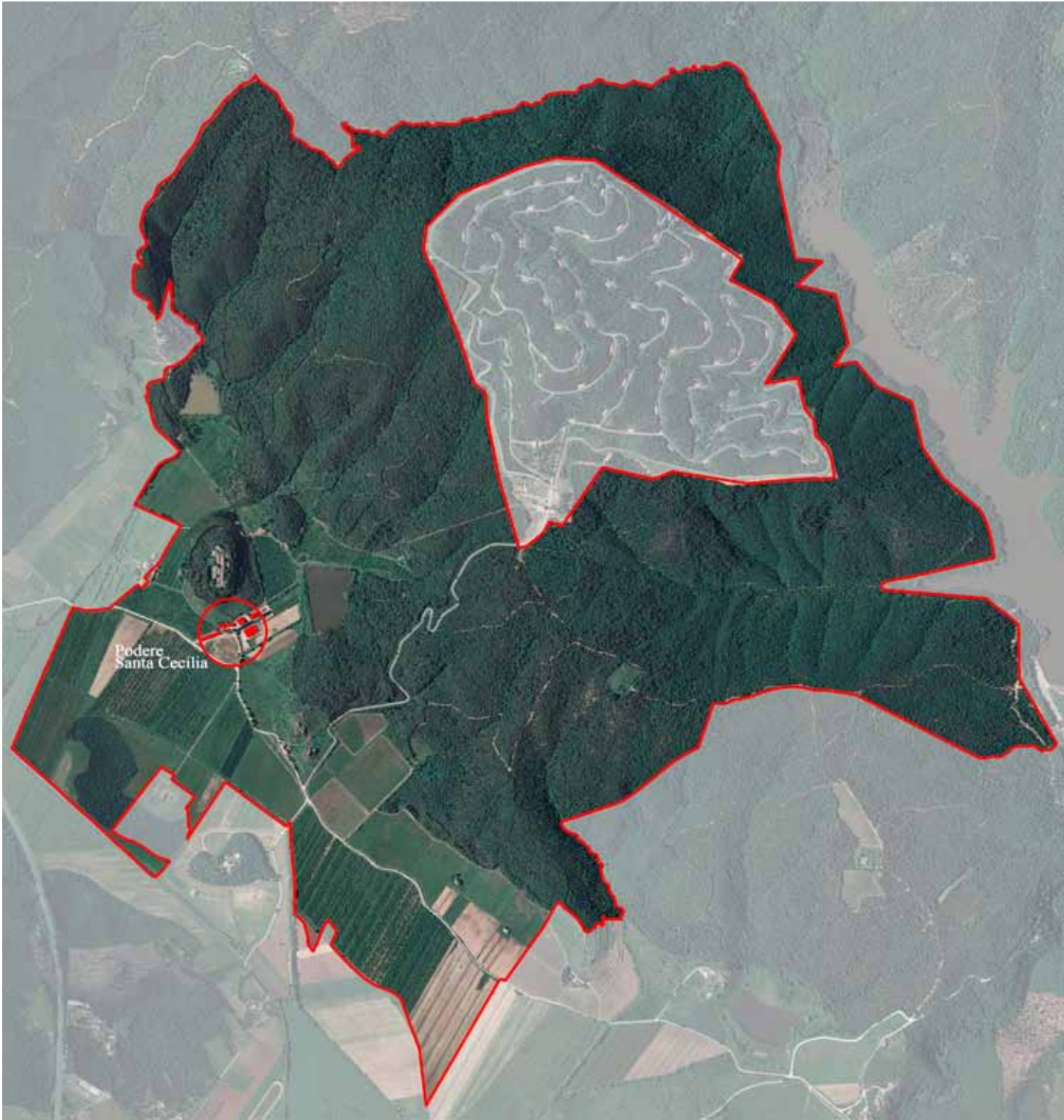
The creation of the English park in the 19th century resulted in paths and access points being moved to the upper level of the site, which became an Italian garden. The English park could then only be accessed by a special spiral stairway.

The garden has a double columned loggia with lemon trees overlooking the piazza opposite. Completing the garden is a stable block which has a double row of columns and a central passageway for the horses.





Podere Santa Cecilia





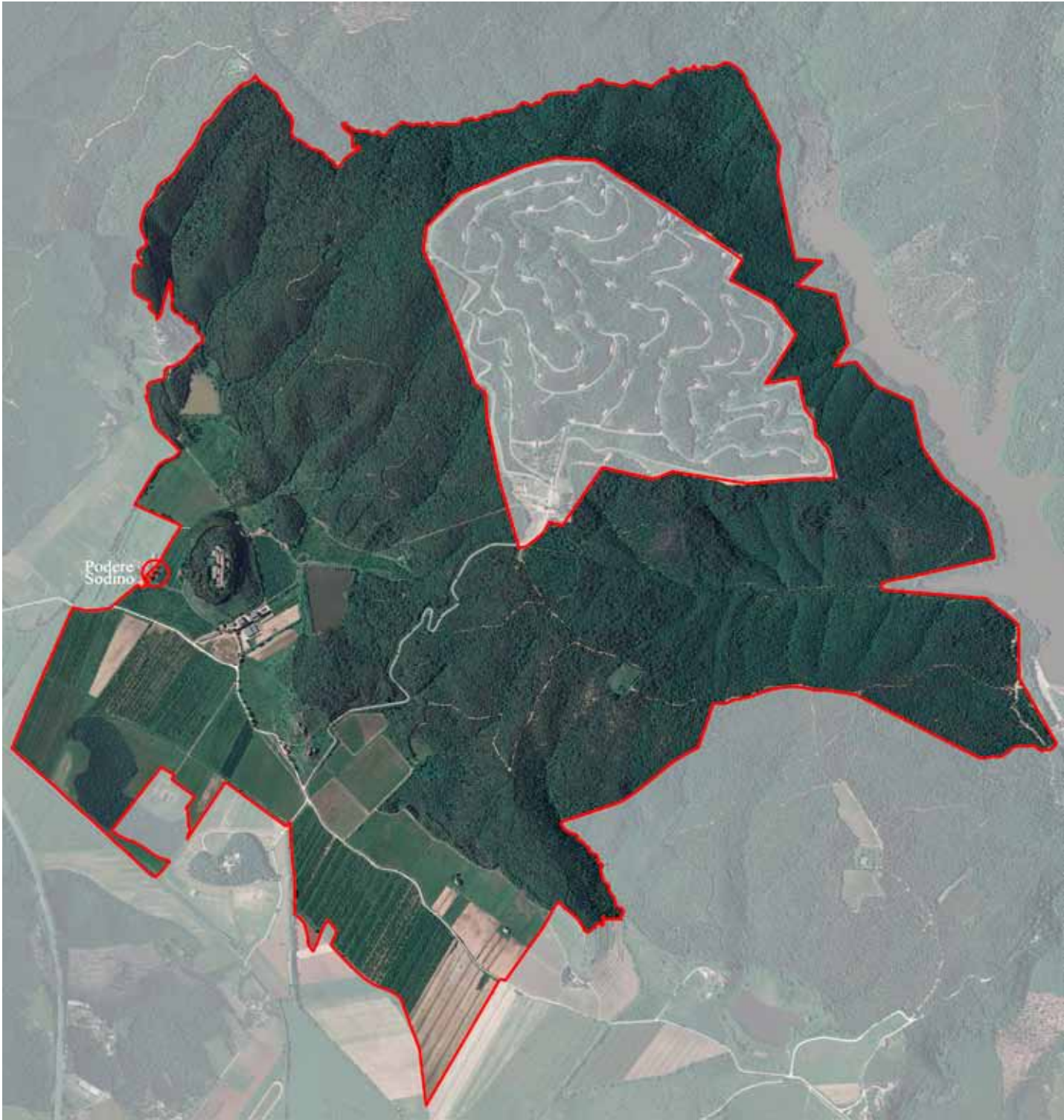








Podere Sodino

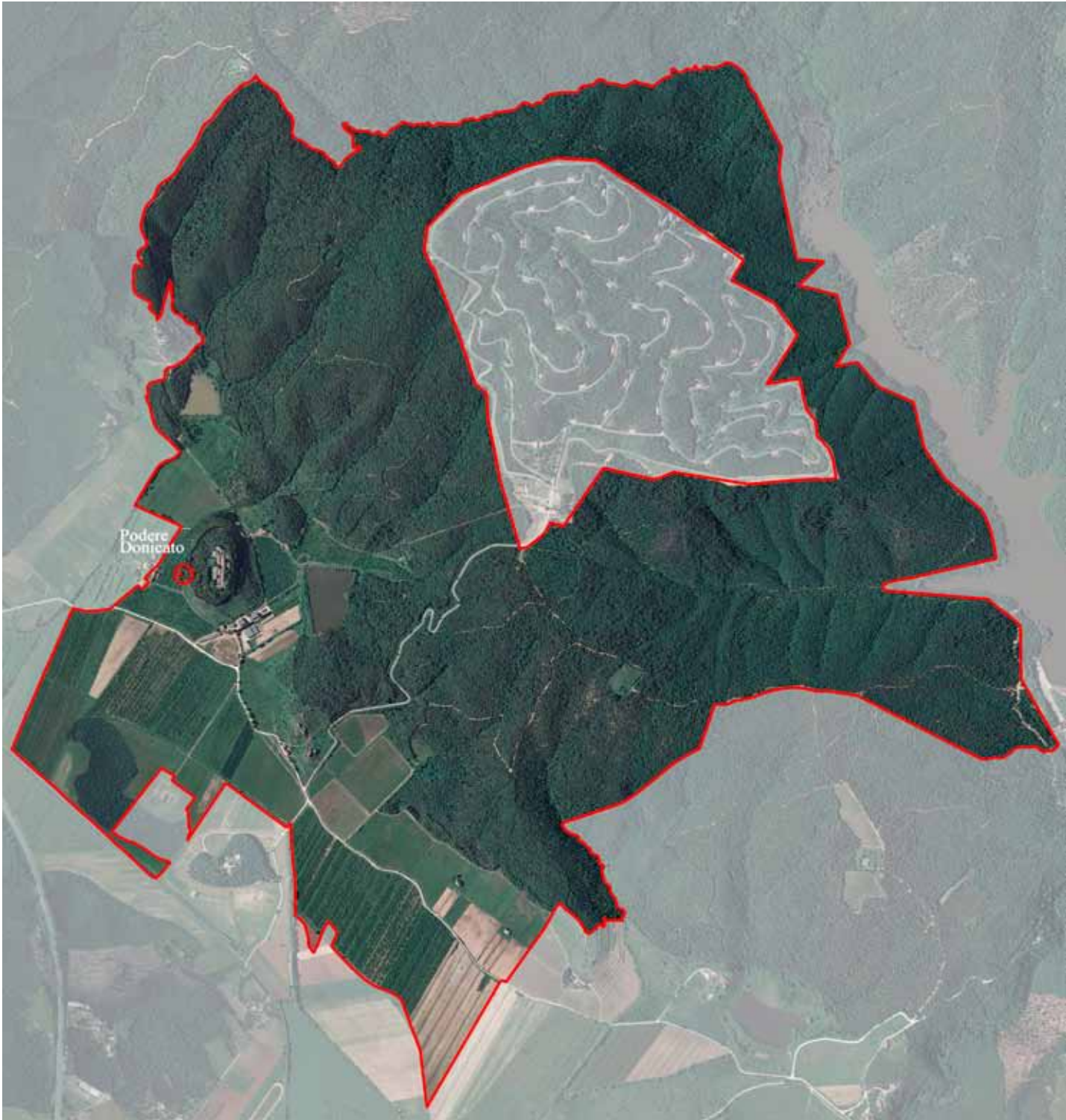








Podere Donicato





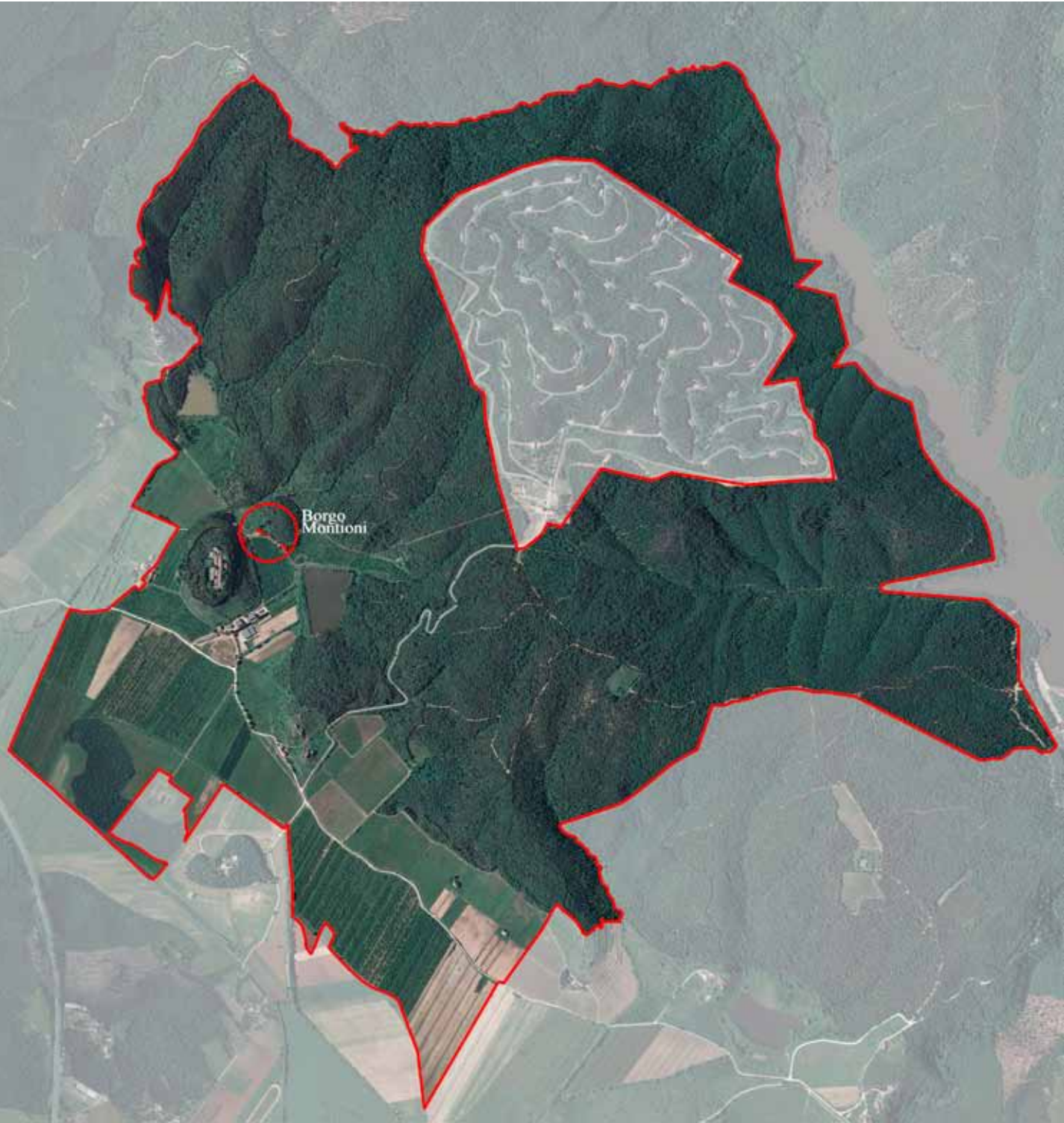








Borgo Montioni





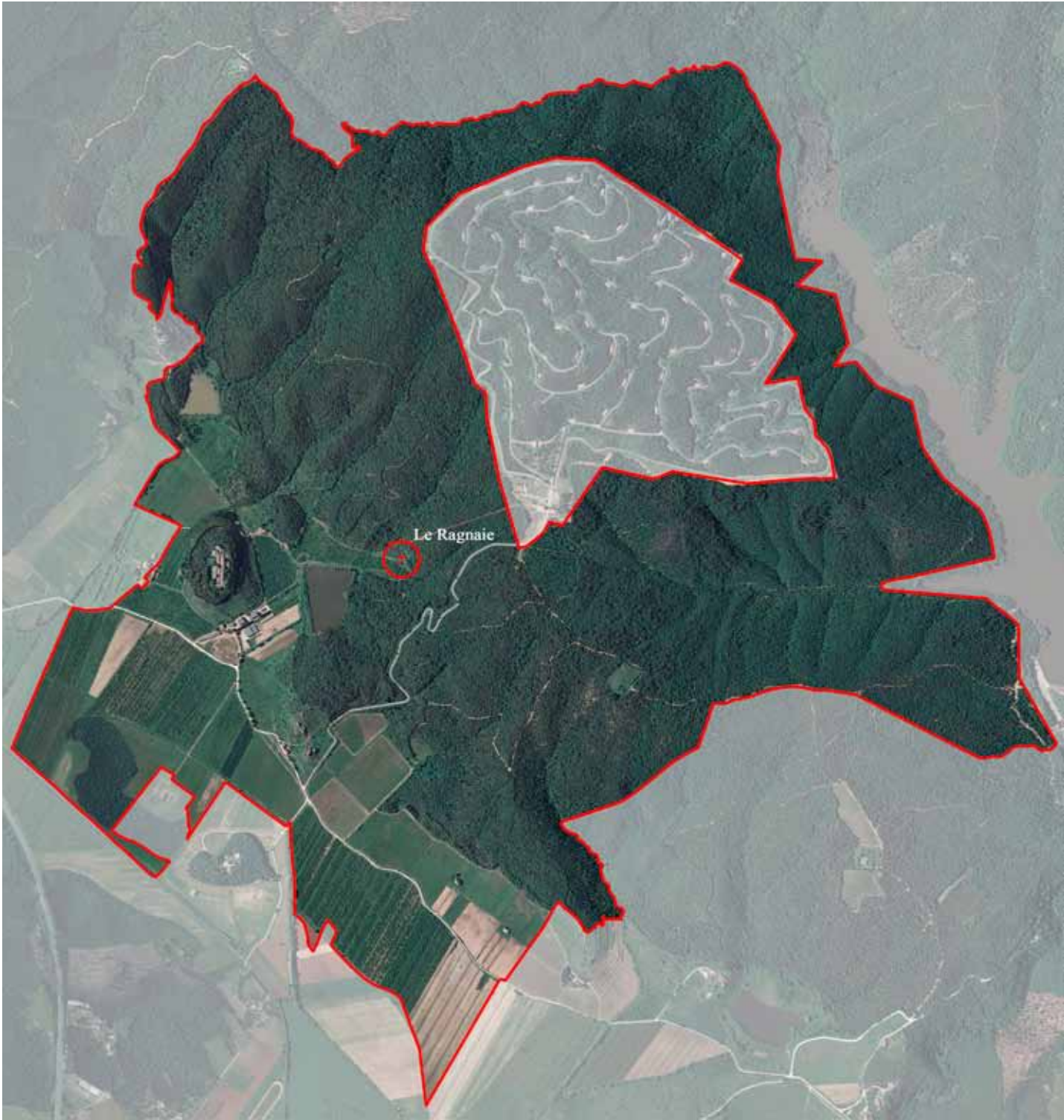








Podere Ragnaie









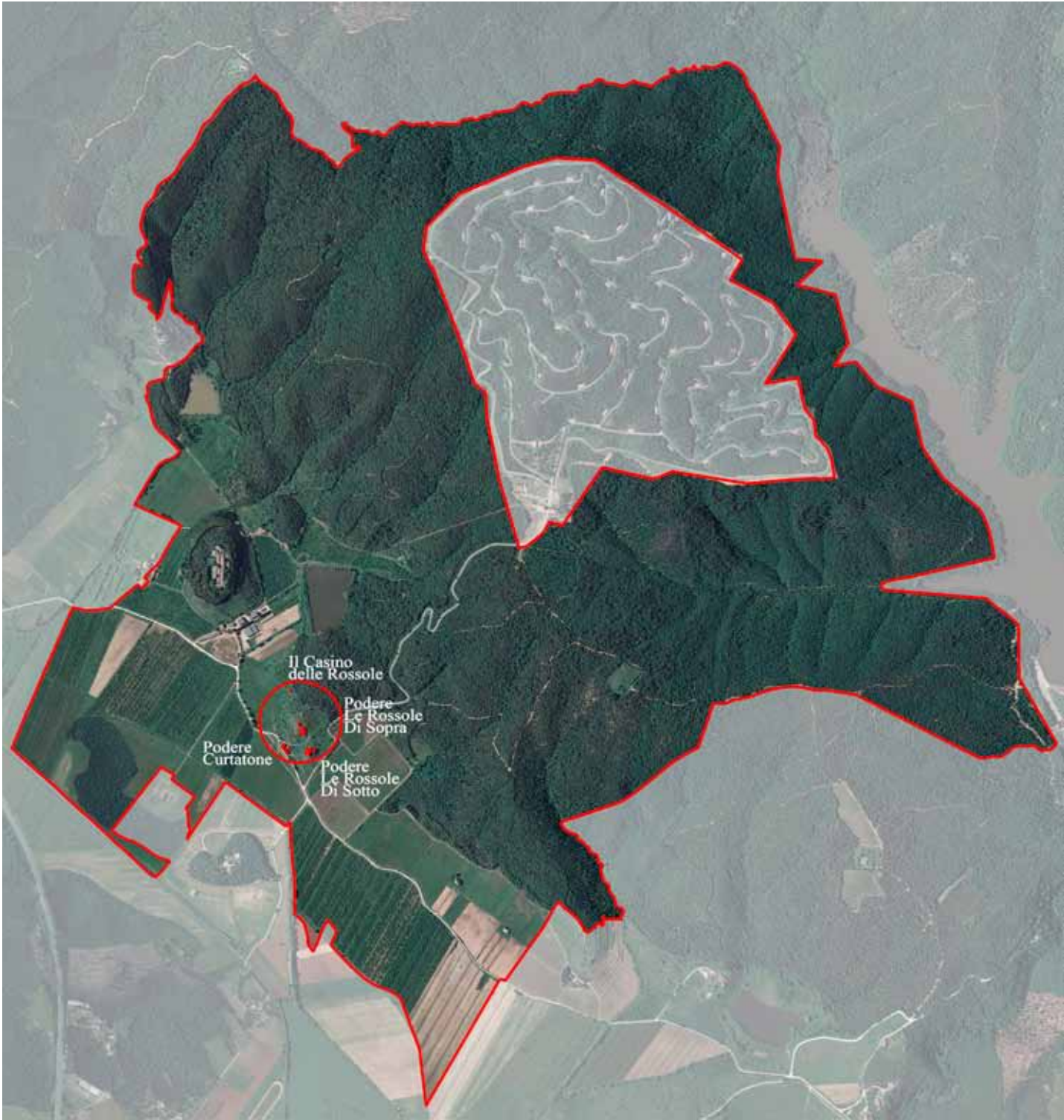








Le Rossole

























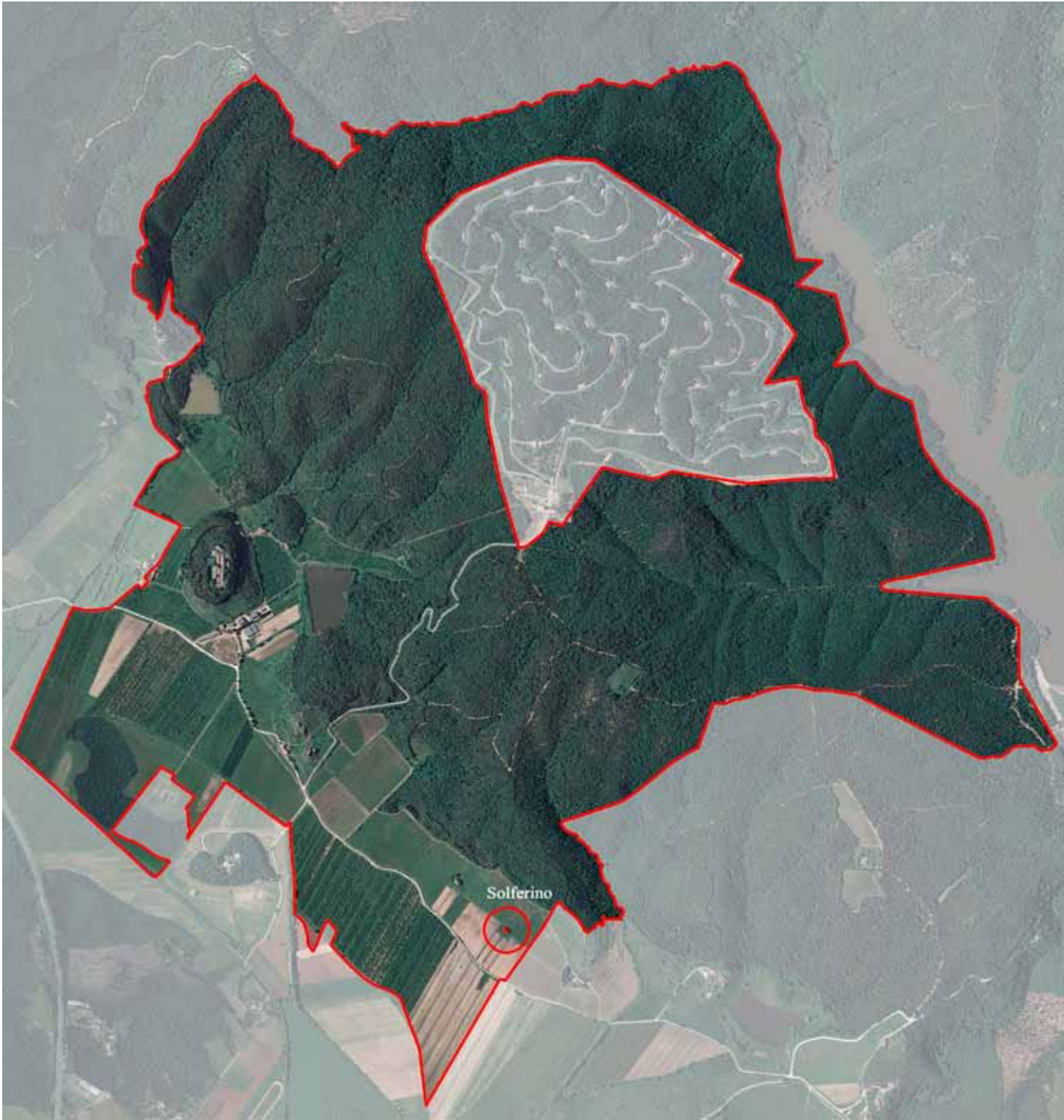








Solferino





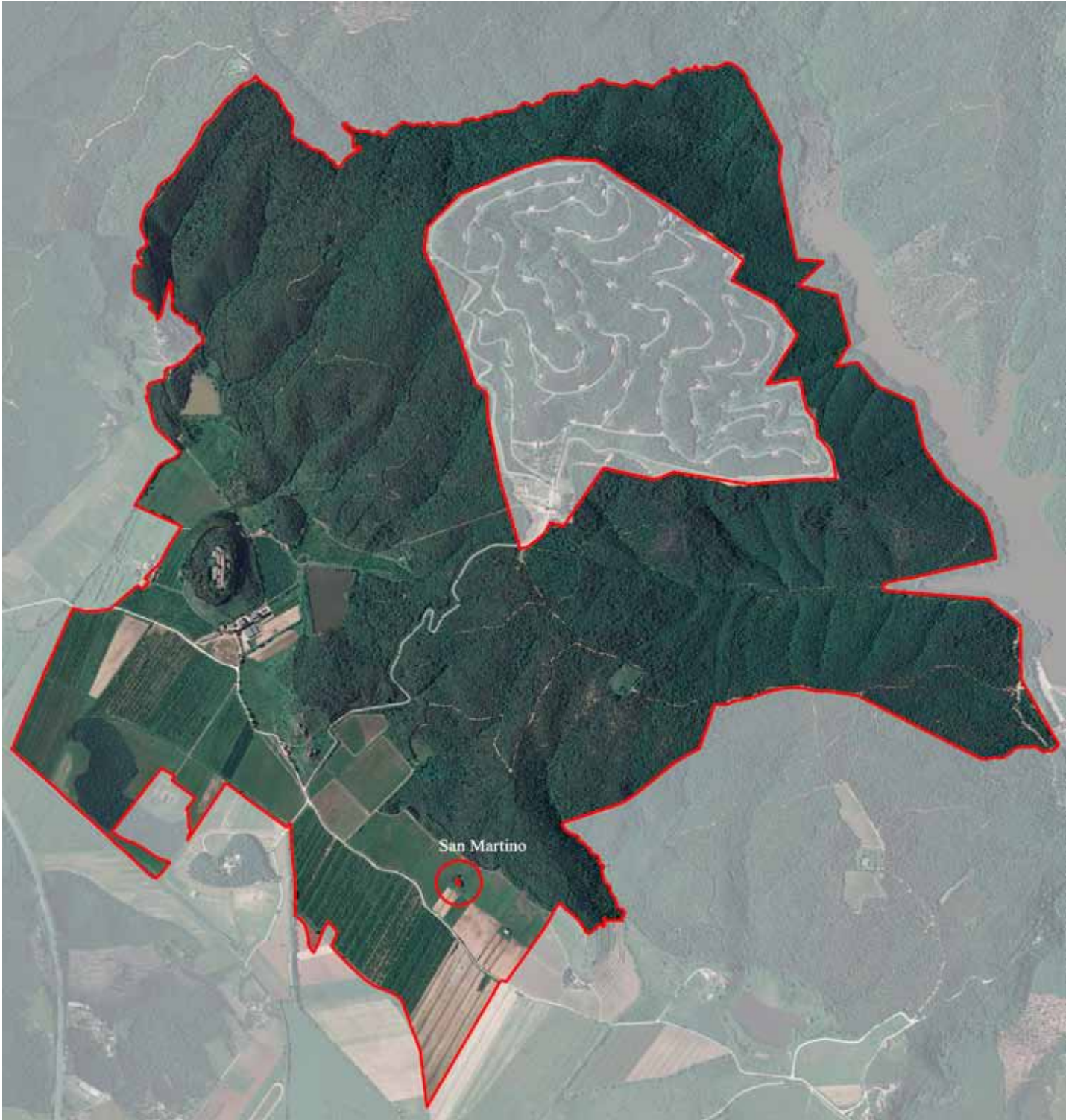








San Martino









Poggio Santa Cecilia Estate offers tremendous scope for the right buyer, someone who can appreciate the historic, architectural and cultural significance of this truly unique property.

It is available exclusively through Essentis Properties and viewing is highly recommended.

Please contact: email: info@essentisproperties.com
UK mobile: +44 (0) 78 2571 7758

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