
THE ETERNAL DOMAIN: THE MILLENNIAL FEUD OF RAPOLANO

A 460-Hectare Historic Legacy in the Heart of Tuscany's Thermal District

THE PRESTIGE OF A THOUSAND-YEAR HISTORY To possess this estate is not merely to acquire a property, but to become the new guardian of a medieval fiefdom that has spanned ten centuries. The roots of the complex date back to the year **1022**, documented as the possession of one of the most noble dynasties of the Sienese territory. Once a strategic medieval fortress and later a prestigious country manor, the hamlet remains intact today—a place where every stone tells a story of power, land, and beauty.

THE TERRITORY: A PRIVATE EMPIRE OF 463 HECTARES The Estate covers a monumental surface of approximately **462.90 hectares**, immersed in the iconic landscape of the Crete Senesi, adjacent to the renowned thermal district of Rapolano.

- **Vineyards of Excellence:** 30 hectares of DOCG vineyards, the beating heart of the estate's wine production.
- **Private Water Reserves:** An invaluable asset consisting of **2 large private lakes** (totaling 8.4 hectares), ensuring total water independence.
- **Agricultural Mosaic:** 11 hectares of olive groves, 220 hectares of arable land, and 171 hectares of ancient woodlands ensuring absolute privacy and environmental control.

ARCHITECTURAL HERITAGE: A HAMLET AND ITS ESTATES With over **13,700 sqm of covered surfaces**, the Estate is a complex architectural organism ready to be transformed into a World-Class Wine Resort or an unparalleled private residence.

1. **The Heart of the Hamlet (~6,700 sqm):** An intact medieval center featuring the Castle, a paved piazza, a monumental Church, stables, and artisan workshops.
2. **Castelveccchio & The Lake Chalet (~2,600 sqm):** Independent farmhouses ready for restoration. The Lake Chalet, in particular, offers an exclusive and secluded overlook of the private waters.
3. **The "Sodo" Complex (~4,400 sqm):** An imposing U-shaped structure with extraordinary volumes, ideal for luxury hospitality or wellness/SPA-related projects.

STRATEGIC LOCATION: PRIVACY AND WELLNESS The property enjoys "regal isolation" while remaining perfectly connected to Tuscany's most coveted destinations:

- **Wellness:** Only **8 km from the renowned Terme di Rapolano** (thermal baths).
 - **Iconic Villages:** A short distance from Montalcino (28km), Montepulciano (26km), and Siena (34km).
 - **Global Access:** Rapid connection to the Siena-Bettolle highway, with Florence and Rome international airports easily accessible.
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INVESTMENT STRUCTURE: THE THREE FUNCTIONAL LOTS

LOT 1: THE HISTORIC CORE & THE HAMLET (124 Ha)

The vital soul of the property. Includes the medieval hamlet and the noble residences.

- **The Noble Villa & The Tower (1,888 sqm):** The crown jewel of the estate, featuring a tower that dominates the Sienese horizon.
- **The Hamlet Buildings:** Rectory, historic oil mill, and several farmhouses totaling over 6,700 sqm of indoor space.
- **Production:** Historic aging cellars and 6 hectares of DOCG vineyards.

LOT 2: THE PANORAMIC OASIS & THE LAKES (130 Ha)

The most intimate retreat of the estate, defined by its relationship with the water.

- **Castelvechio Estate (2,149 sqm):** Dominant position with open views over the rolling hills.
- **The Lake Chalet (481 sqm):** The "gem" of the domain. A secluded building directly on the water's edge, perfect for a Luxury Lake House or an exclusive private SPA.
- **Assets:** 12.5 hectares of DOCG vineyards and the primary private reservoir.

LOT 3: THE AGRICULTURAL DOMAIN & EXPANSION (221 Ha)

The productive powerhouse and vital space of the property.

- **"Il Sodo" Complex (4,389 sqm):** A historic structure with an internal courtyard and massive technical volumes (stables and barns) available for repurposing.
- **Development:** Flexible urban regulations allow for the demolition and recovery of volumes for new luxury hospitality or residential projects.
- **Land:** 145 hectares of arable land and 11.5 hectares of DOCG vineyards.

INVESTOR RATIONALE

Acquiring this domain means joining the ultra-exclusive circle of owners of an immortal piece of Italian history.

1. **Asset Value:** The asking price represents an extraordinary opportunity given the intrinsic value of the land, the DOCG vineyards, and the over 13,000 sqm of historic buildings.
2. **Versatility:** The volumes allow for any vision: from an international Luxury Wine Resort to a cutting-edge organic agricultural enterprise.
3. **Independence:** Private lakes and extensive woodlands guarantee an oasis of independence, resources, and natural wellbeing protected for the future.

ASSET PRICE: € 16,000,000 *This is a highly confidential operation. Access to the full Data Room is subject to the signing of a Non-Disclosure Agreement (NDA)*

Some photographs















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