

La Torre dei Saraceni

Perhaps the most unique opportunity in decades to own a large renovated apartment space of over 400ms* (or 4,300+ sq ft) in the *centro storico* (historical center) of [Siena](#) in the heart of Tuscany. The property consists of a large contiguous space on the top floor of an apartment building with a stone tower dating its original construction back to 1100AD.

It is currently configured as one large apartment and one smaller, 320ms* and 80ms* respectively. Also included and quite rare is a private single car garage (40ms*) as well as a large cellar (80ms*).

- Perfect location in one of the great treasures of Tuscany, in the historic *centro storico* of Siena,. Dozens of restaurants and shops within a few steps in a culturally vibrant, active and truly livable city.
- Panoramic views of the famous Sienese red tile roofs with the Tuscan hills as a backdrop.
- Extraordinarily rare: A parking garage with driving and parking privileges into the *centro storico* and a large underground *cantina* for wine and other storage.
- A piece of Tuscan history with stone walls of the tower dating back to 1100AD
- Recently renovated with all the modern amenities such as zone heating, air conditioning to high-speed internet access..







La Torre dei Saraceni ***Detailed Description***

La Città (the city)

Siena is one of the oldest, most historic, yet livable and vibrant cities in Tuscany, Italy or even Europe. With expansive top-floor views of the famous Tuscan Sienese red tile rooftops with rolling hills in the backdrop, this apartment can date its origins back to circa 1100, yet has all the modern conveniences. With dozens of restaurants within a few steps and the Piazza del Campo which hosts the [Palio di Siena](#) twice a year (4 min. walk), there is no want for diversion. Several universities, open air theaters, a stadium (5 min. walk), concerts and a packed calendar of festivals are all part of a vibrant and active city life that is coupled with the passion and joy of a proud Sienese people. All this... and a private garage too!

What makes this special

You simply don't find properties of this caliber in terms of location, historical significance and size yet with all the modern amenities included such as garage, cellar, parking rights, and beautiful views.

Location, Location, Location

The apartment space is located on the top (4th floor in US parlance, 3rd floor in European parlance) of a building near [Piazza Salimbeni](#) on Via del Montanini. The center of Siena contains several named neighborhoods or *contrada*. This apartment is located in the [Lupa Contrada](#) taking its name and symbol from the she-wolf originally associated with Rome.

Apartment space description

Currently the space is configured as two separate apartments, with a grand apartment (320ms or 3450sf*) and a separate, smaller apartment (80ms or 860sf*) used as an income source, each with its own private entrance. This configuration can be easily modified to suit as the spaces are contiguous.

The grand apartment has a layout that is modern and open, yet respects historical context in its use of materials, with original beams and stone walls exposed. With 11 rooms total, it has 4 bedrooms (or 3 bedrooms, one study) 2 full baths, one large kitchen, one small kitchen, grand living room, family room, covered balcony, laundry room with storage. A description of the layout:

- Lower level with large marble foyer entryway and library, Study within original tower walls containing original gilded wood ceiling and typical historic shuttered window with views of Via del Montanini below. Also on this level is a small kitchen (which could be easily converted to a bathroom).
- Mid level as the main living area consisting of large central Salon with hardwood floors, spacious kitchen with rooftop views, separate wing with master bedroom, two large bedrooms (all in hardwood floors). There are two full baths each fully tiled, one with shower and the other with Jacuzzi bathtub and bidet. Also on this

level is a large laundry room with storage. Rooftop views from bedrooms and skylights throughout thoughtfully placed.

- Just a few steps up, is a wonderful family/living room with a rustic exposed wood ceiling constructed in the traditional Italian method that extends out to a covered balcony area with jaw-dropping views of rooftops and the Tuscan hills as a backdrop.

The small apartment is on a single level contiguous with the lower level of the grand apartment and its 5 rooms contain:

- Spacious bedroom and living room with shuttered windows opening to Via del Montanini.
- Two full bathrooms. One large fully tiled with bathtub, bidet and skylight, the other with shower and bidet and washer hookups
- kitchenette area.
- Independently metered utilities and heating.

Garage and Cantina

Extremely rare, the apartment also includes a comfortably sized garage sufficient for a single car with additional storage space (about 40ms*). Normally cars are not allowed in the historic center of the city, but a special permit is available with ownership of the property and garage. The property also includes a cellar or basement of some 80ms*, perfect for wine and extra storage.

Amenities

Though truly historical in origin, the infrastructure is quite modern. The utility infrastructure (gas, plumbing and electrical) is all modern and up to date.

- programmable zone heating
- instant hot water heaters
- Air conditioning on the mid level of grand apartment
- water softener
- dishwasher
- washer hookups
- double-pane windows and skylights
- Independent metering of utilities.

Reliable high-speed internet access has also been installed. Daily garbage pickup and street-cleaning are also part of Siena services in the centro storico

* All dimensions are approximations! For converting dimensions, 100 sq. meters is about 1,076 sq ft.