

## ***BUILDING COMPLEX "VILLA SANTA MARGHERITA"***

### ***Siena – Hamlet of Costalpino***

#### **Geographical**

##### **Location**

The building complex "Villa Santa Margherita" is located in Costalpino, about 3 km from the centre of Siena (ring road exit Siena Ovest). It is easily reached by all means of transport and served by Florence airport and also the Siena airport intended for private flights and which is located only 8 km away.

The exclusive complex enjoys a prime location over the valleys of Siena with a splendid view over the city and the surrounding hills.

It comprises:

A splendid Art Nouveau style villa on three levels with parkland and an Italian garden (see Annex A);

Attachments include the former farmhouse, completely renovated and divided into five residential units (see Annex B).

The villa can be sold separately or together with outbuildings.

#### **A - Villa Santa Margherita**

#### **History**

Villa Santa Margherita in Costalpino belongs to a post purist cultural climate calling for the reinstatement of classicism, built from scratch in the penultimate decade of the nineteenth century, as evidenced by the Land Registry of Tuscany, which shows that in 1884 there was a farmhouse on the site consisting of 7 rooms and in 1897 it was transformed into a holiday house on three floors with 26 rooms. Its construction then refers to the years between 1886 and 1897, when it came into the possession of, first, Giuseppe Vignale, by award of the court of Siena and then, after his death in 1889, it was owned by his children Leonilda and Marianna and his widow Bianca Bonelli until 1919. After this date, the building passed through several hands until it was purchased by Dr Telemaco Ciseri on March 25, 1939. The Ciseri family owned the property until 31/05/2006 when it was purchased by the company, Santa Caterina Costruzioni Srl.

The large building surrounded by a garden, complete with fountain with a statue of Neptune, is separated from the street by a high wall with fence probably from the Zalaffi workshops, with openings for a large central gate and two side gates.

The façade displays the compositional model prevalent in Siena, with a string course in the middle area, imitation ashlar masonry with arched windows on the ground floor and smooth plaster also with arched windows but framed by cornices and architraves, on the floor above. The central part of the facade, which protrudes slightly, is characterised by the two row, triple arched portico with Doric columns on the ground floor and pilasters ending with Corinthian capitals on the first floor.

The internal structure, with the atrium at the ground floor level is divided into different rooms including a small chapel: from here a beautiful central staircase, illuminated by the skylight which is key to the design, leads to the top floor with rooms arranged one after another in the fashion of the time. Both on the ground floor and the upper floor, the rooms, especially those behind the facade, have exquisitely decorated ceilings some with wooden beams, bands of the recurring geometric motifs typical of the period along the walls and inscriptions on the doors.

The building is clearly the work of a single project from an architect of considerable stature as evidenced by the rich furniture of the wrought iron staircase railing probably produced in the Zalaffi workshops, the gate, the well and the sculptures in the garden of which few remain and finally by the exquisite decor of the rooms that reflect the ornamental repertoire typical of the era and help to give this building a unifying character that is rarely found in other villas.

## **Description**

The villa is a beautiful Art Nouveau building of great artistic and historical value, the characteristics of which have been faithfully adhered to and maintained in the restructuring.

The structure consists of three levels: two main floors and an attic:

Ground floor (344 m<sup>2</sup>): large entrance hall, 2 large living rooms, large kitchen connected internally with a large basement, 5 rooms and a small chapel. A particularly important and prestigious feature is the staircase to access the upper floors, topped by a magnificent skylight

First floor (344 m<sup>2</sup>): 2 large panoramic living rooms, 5 bedrooms, two bathrooms, stairs to the attic

Attic (344 m<sup>2</sup>): already divided into rooms but the work is not complete

Outside the villa has three entrances, one of which consists of a tree-lined avenue. The Italian garden located at the front of the villa is particularly beautiful and elegant. The property includes the adjacent park with about 5 hectares of woods and olive trees.

In accordance with the regulations of the City of Siena, it is possible to request the installation of a swimming pool with natural filtering which is easy to implement and maintain. It would be a body of water for bathing and environmentally friendly because aquatic plants replace the use of chlorine. This natural swimming pool, with a maximum size of approx. 200 m<sup>2</sup>, would, due to its uniqueness, help to make the park valuable and evocative in all seasons.

## **Restructuring and state of the work**

Begun in 2008, the works were carried out according to the regulations of the historical and artistic buildings **notifications** of the Superintendent of Architectural and Landscape Heritage of Siena (notification n° 494). The roof has been completely renovated, the attic floor has been reinforced and the four exterior facades of the villa have been totally renovated.

All the work was performed with the utmost attention to renovating the original materials and maintaining the style of the villa, revealing its charm and splendour.

The interior (unfurnished) is all finely decorated but requires some restoration not least to make it suit the requirements and needs of the buyer.

### **B - Annex**

It is a former farmhouse of 630 m<sup>2</sup> which originally included servants' quarters and warehouses. The property has been completely renovated both internally and externally and divided into 5 units each with private entrance and independent courtyard.

#### **A1**

Wing villa of 213 m<sup>2</sup>, surrounded by 630 m<sup>2</sup> of garden. The living area is very special and bright; it is topped by a loft which can also be used to connect to the sleeping area. The independent kitchen is equally striking. A staircase leads to a cellar of 26 m<sup>2</sup>, particularly suitable for storing wine and local sausages. All rooms are equipped with under floor heating. All finishes can be chosen from a wide-range of materials to better customise the living space.

**A2**

Central villa of 119 m<sup>2</sup> with 90 m<sup>2</sup> of garden. The interior is to be finished according to the customer's choice. The ground floor comprises a living/dining room with fireplace, guest bathroom, kitchen with direct access to a small courtyard; the first floor comprises three bedrooms and two bathrooms. All rooms are equipped with under floor heating.

**A6**

Wing villa of 179 m<sup>2</sup> with a characteristic "tower" shape. The ground floor comprises an entrance hall with a comfortable space for reading, a large living room with fireplace which leads to the garden of 230 m<sup>2</sup>, a kitchen and bathroom.

On the first floor there are two single bedrooms and a double bedroom. The stairs then lead up to the tower which features a special ceiling which could be used as a fourth bedroom or study with a small bathroom. All rooms are equipped with under floor heating.

In this villa, as in previous ones, the finishes are to be chosen by the customer.

The property can be sold in parts or as one property according to requests.

**Asking Price**

By private negotiation

Santa Caterina Costruzioni Srl