



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA IN CETONA



Ref: 813

Toscana - Siena - Cetona

PRICE: 425.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 130.00 Mq

Bedrooms: 3

Bathrooms: 2

Swimming pool: No

Terrain: 0 ha

This charming farmhouse is located in Cetona, a village that perfectly embodies the characteristics that have made the "Sienese countryside" famous. Nestled at the foot of the impressive Mount Cetona, it attracts visitors from all over with its breathtaking views of hills, vineyards, olive groves, and cypress trees. The property for sale has recently undergone reconstruction, carefully preserving the rustic features of the farmhouse while incorporating modern anti-seismic measures and materials native to the area. The property includes a courtyard/park, covered parking spaces, a swimming pool, outbuildings, and storage rooms. It sits on a land of 2.8 hectares. **INTERIORS** The living space spans 90 square meters across two levels and is arranged as follows: Ground Floor: An apartment with a separate entrance, consisting of a living room with a kitchenette and fireplace, 2 bedrooms, and a bathroom. First Floor: Another apartment with a separate entrance, featuring a living room with a kitchenette and fireplace, a bedroom, and a bathroom. The basement level houses two storage rooms, accessible via a spiral staircase from the upper floor. The property is in excellent condition, having undergone a complete reconstruction in 2015. The exterior walls are made of exposed stone, and the roof is newly insulated with antique terracotta tiles. Inside, the ceilings showcase exposed chestnut wood beams and handmade terracotta floors. All windows are wooden. **EXTERIOR** The farmhouse is surrounded by a courtyard/park, including an entrance for cars, covered parking spaces, and a panoramic 12x6-meter swimming pool (1.40 meters deep) with its own technical rooms and storage spaces on the lower level. The land also encompasses woodland and arable parcels, totaling 2.8 hectares. The outdoor areas have been carefully designed, with green spaces, an automatic gate at the entrance, and a paved area for easy car maneuvering. The lower part of the park features panoramic terraces created with the use of micro-piles in cement. The swimming pool, made of reinforced concrete and lined with a protective cover, is complemented by technical rooms and storage spaces in the underground level. The entire area is fenced for privacy. **DISTANCES** Distance to amenities: 6 km Distance to major airports: 65 km to Perugia, 147 km to Florence, 185 km to Rome Distances to nearby towns: 6 km to Sarteano, 15 km to Città della Pieve, 15 km to San Casciano dei Bagni **UTILITIES** Landline telephone: Available Wi-Fi: Available Heating: Connected Water: Connected (well and municipal water supply) Electricity: Available **POTENTIAL** Given its versatile spaces and convenient location, this property is ideal for use as a primary residence, vacation home, or for holiday rentals. Its potential is further enhanced by the surrounding natural beauty and the proximity to amenities.