

## Townhouse for Sale in Cetona (SI)

**565.000 €**

**Ref: TT95T**



**Size:** 300 sqm

**Rooms:** 11

**Bedrooms:** 3

**Bathrooms:** 3

**Energy class:** G

**IPE:** 175

Located in the historic centre of the fascinating Medieval hamlet with Etruscan origins of Cetona, this local dwelling extends to about 300sqm and is arranged over four levels. The property boasts a terrace with panoramic view over the Tuscan countryside and the Mount of Cetona. Positioned on a unique place, the property has been completely restored with high-quality materials. It has three detached entrances, and is arranged over four levels connected with an internal staircase. The first floor has a lovely detached entrance leading to a bright living room with fireplace and access to a terrace with panoramic view. Moreover, there is a kitchen, a living area, a study, a bathroom with shower, and a small corridor with fitted wardrobes. The ground floor has both an external entrance, through a second detached entrance, and an internal one, through a beautiful iron spiral staircase. Here, is a small corridor with wardrobes, with the possibility to create a further room, a bathroom with shower, and another bedroom with a panoramic balcony. On the first level basement, there is a bathroom with shower and a small corridor with a spacious bedroom. The second level basement consists of a suggestive cellar, a dining area with kitchenette, and a suggestive cave excavated in the tuff, excellent for preserving wine. The property is complemented by a laundry room and a further room. This fascinating property has been restored preserving the main local features of the place, such as the exposed wooden beams, fair-faced bricks and terracotta flooring. Moreover, the detached entrances give the possibility to create two detached housing units. This solution is excellent for both a first or a second home, but also to be rented. Positioned on the border of Tuscany and Umbria, between Val d'Orcia and Val di Chiana, Cetona has been classified as one of the most beautiful villages in Italy, immersed in a picturesque landscape. The railway station and the motorway access distance only few



kilometres, Siena 86 km, Florence 128 km, and the Rome Fiumicino airport 188 km.











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