

## Farms for Sale in Cetona (SI)

1.950.000 €

Ref: TAZ56T



**Size:** 440 sqm

**Field:** 23,5 ha

**Rooms:** 18

**Bedrooms:** 3

**Bathrooms:** 4

**Energy class:** NA

In a hilly and panoramic position, between the medieval villages of Cetona and San Casciano dei Bagni, wonderful farm consisting of a building of the surface of about 440 square meters. and land for about 23.50 hectares. The building, of ancient origin, is currently in its rough state and has been renovated/ rebuilt with taste, respecting the type of places, excellent use of recovered materials and made according to current regulations on construction in the earthquake zone and energy savings. On the first floor there is the rural house for an area of about 210 sqm. and the ground floor, for an additional 230 sqm. about, has been designed to accommodate ancillary premises such as laboratory, exhibition products, business premises and services. At present the building needs completion works, including plants, windows, plasters, floors, with the possibility of a possible new organization of the interior spaces. Even the exterior still needs some work of completion such as pavements, stairs to join the various levels, retaining walls and arrangement of the courtyard. The land belonging to the company has been the subject of important reclamation works and is divided into 4.50 hectares of arable land, about 9 hectares of woodland and about 10 hectares of olive grove with planting, in the year 2008, of about 1950 plants of the typical species of the area such as leccino, frantoio, moraiolo, maurino, correggiolo and pendolino. A unique place, easily accessible, from the typical Tuscan landscape, an excellent opportunity to change your life and realize the dream of having a farm in one of the most requested and exclusive areas of Tuscany. Siena dista circa 90 km, Perugia 56 km, Firenze 130 km, l'aeroporto di Roma Fiumicino 190 km.









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