



logica immobiliare
la soluzione a portata di mano

Villas for Sale in Cetona (SI)

990.000 €

Ref: VL325T



Size: 520 sqm

Field: 2 ha

Rooms: 15

Bedrooms: 3

Bathrooms: 4

Energy class: G

IPE: 175

A few kilometres from the charming medieval village of Cetona, a typical Leopold-style farmhouse located on a hilly and panoramic area. Renovated at the end of the 1990s, the villa, measuring approximately 350 sqm, is in excellent condition and the typical Tuscan characteristics combined with refined taste in the furnishings make it particularly elegant and charming. Large arches, vaulted ceilings and terracotta floors characterise the ground floor, which consists of an entrance hall, large living room with fireplace, dining area, kitchen with fireplace, bathroom and utility room. On the first floor is the sleeping area composed of a large living room/study with fireplace, master bedroom with private bathroom and walk-in wardrobe, two other bedrooms and a second bathroom. In addition to the main building there is a barbecue area with pergola, a secondary building used as a tavern and wine cellar and an annex converted into a gym area for a total area of approx. 170 sqm. in addition to a large barn for agricultural use, of a further 400 sqm. approx. to be recovered or, given the position, it could be demolished to dedicate the area to the construction of a swimming pool. Two hectares of land complete this beautiful property with great potential represented not only by the villa, but also by the surface area of the annexes that could be transformed and valorised to create a prestigious personal residence or a charming accommodation facility. Perugia is approximately 56 km away, Siena 90 km, Florence 130, Rome Fiumicino airport 185 km.







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