

## Townhouse for Sale in Cetona (SI)

**395.000 €**

**Ref: TT119T**



**Size:** 210 sqm

**Rooms:** 11

**Bedrooms:** 3

**Bathrooms:** 3

**Energy class:** F

**IPE:** 160

In the beautiful evocative historical centre of Cetona, an ancient watch tower recently completely restored with fine taste and high regard for its original purpose and by using typical local materials. The ancient exposed stones on the external city wall and the typical circular floorplan of the tower are the main features which characterize this elegant dwelling, built on four levels, for a total surface of about 210 sqm. The ground floor is composed by a small living room with access to a comfortable terrace immersed in a lovely green area, one bathroom and the technical room. From this floor an internal staircase leads to the basement floor, where there is a cellar. At the first floor there is a living room with fireplace, a large kitchen with dining area as well as a small storage room, while the sleeping area is located at the second floor and it is composed by two bedrooms and a bathroom with bathtub and shower. At the upper floor there is a third bedroom with a bathroom and a hallway leading to the panoramic studio area with access on a terrace overlooking an amazing view. The installations are all functioning and made according to the current regulations. An elegant dwelling, extremely bright, perfect real estate to be used as main home for historical centre lovers, but it could also turn out a great investment as a rental activity, considering its great charm and the high request for this fascinating Tuscan borgo, famous for its natural and historical attractions as member of the prestigious association I borghi più belli d'Italia. San Casciano dei Bagni is about 15 km away, Città della Pieve 12 km, Perugia 56 km, Siena 90 km, Florence 130 km, Rome Fiumicino airport 190 km.









*LOGICA IMMOBILIARE S.R.L.*

*Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)*

*P.IVA: 01257190528*

*Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: [info@logicaimmobiliare.com](mailto:info@logicaimmobiliare.com)*