

Ref. 2646 – **CASOLARE CETONA**

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RUSTIC COUNTRY HOUSE WITH POOL FOR SALE IN CETONA, SIENA, TUSCANY

Cetona – Siena – Tuscany



Interiors
980 m²

Bedrooms
6

Bathrooms
3

Total land
6.4 ha

Swimming pool
7 × 3 m

In the hills of Cetona, in southern Tuscany on the border with Umbria, rustic country house for sale. The property (almost 1,000 m²) was in the past working as an Agriturismo and provided guests with three apartments (6 bedrooms), a large common room and a garden with a 7 × 3 m swimming pool. About 6.0 ha of arable land allows planting vines and olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2646 – CASOLARE CETONA

TYPE: country house

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 980 square meters (10,244 square feet)

TOTAL ROOMS: 16

BEDROOMS: 6

BATHROOMS: 3

ANNEXES: storage, former pigsty

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, brick arches, original fireplaces, garden, swimming pool, arable land

EXTERIORS: 6.4 hectares (15.8 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: 7 × 3 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 223.68 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Cetona (2km; 5'), San Casciano dei Bagni (13km; 25'), Chiusi (13km; 20'), Castiglione del Lago (32km; 40'), Pienza (40km; 55'), Orvieto (50km; 55'), Cortona (51km; 1h 5'), Bolsena (55km; 1h 5'), Montalcino (55km; 1h 10'), Perugia (58km; 1h 15'), Saturnia (82km; 1h 35'), Siena (89km; 1h 20'), Florence (130km; 1h 45'), San Gimignano (134km; 2h), Volterra (143km; 2h 5')

CLOSEST AIRPORTS

Perugia San Francesco (67km; 1h 15'), Grosseto C. Baccarini (121km; 2h 10'), Firenze A. Vespucci (150km; 1h 45'), Roma Ciampino (172km; 2h), Roma Fiumicino (187km; 2h), Pisa G. Galilei (211km; 2h 25'), Bologna G. Marconi (232km; 2h 35')

CASOLARE CETONA

In the hills of **Cetona**, in southern **Tuscany** on the border with **Umbria**, rustic **country house** for sale. The property (almost 1,000 m²) was in the past working as an **Agriturismo** and provided guests with **three apartments** (6 bedrooms), a large common room and a **garden** with a **7 × 3 m swimming pool**. About **6.0 ha of arable land** allows planting vines and olive trees.

Basic services are all available in the nearby medieval village of Cetona (2km; 5') but the location of the property is very convenient to reach most of the art cities of **Tuscany** in less than two hours (San Casciano dei Barni, Chiusi, Pienza, Cortona, Florence, Siena...). **Lake Trasimeno** can also be reached in about 40' by car.

DESCRIPTION OF THE BUILDINGS

The **country house** (788 m² – 8,479 ft², 6 bedrooms and 3 bathrooms) is a large rustic building dating back to the 18th century, laid over two floors. On the ground floor are the old stables, consisting of large rustic-style rooms, the technical rooms for the house and two large warehouses that could be transformed into convenient garages. On the first floor, on the other hand, is the residential part of the building consisting of a large common hall, also very suitable as a recreational area for guests, and three apartments:

- **Apt. A:** living room with kitchenette, two bedrooms in the loft and bathroom;
- **Apt. B:** living room with kitchenette, two bedrooms and bathroom;
- **Apt. C:** living room with kitchenette, two bedrooms (one in the loft) and bathroom.

The building was renovated keeping the countryside style that characterized it, using original materials wherever possible and saving terracotta floors, wooden beams with terracotta tiles, the large fireplaces, elegant brick arches and, a very interesting detail, the beautiful outdoor loggia that gives access to the residential portion.

An **agricultural shed** (114 m² – 1,227 ft²) and the **former pigsty** (50 m² – 538 ft²) complete the property.

EXTERIOR

In front of the farmhouse, surrounded by pines and holm oaks, there is a **7 × 3 m swimming pool** with rounded contours, surrounded by a **4,150-m² garden** where one can relax in peace on summer days. Access to the property is via a **tree-lined driveway** that starts directly from the municipal roadway.

In addition to the garden, the property boasts **6.0 hectares (14.8 acres) of arable land** very suitable for growing local crops (cereals, alfalfa...) or planting a vineyard.







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