

**Villas for Sale in Cetona (SI)**

**170.000 €**

**Ref: VL126**



**Size : 178 sqm**  
**Rooms : 7,5**  
**Bedrooms : 3**  
**Bathrooms : 2**  
**Garage : Single**  
**Garden : Private**  
**Energy class : G**  
**IPE : 272,449**

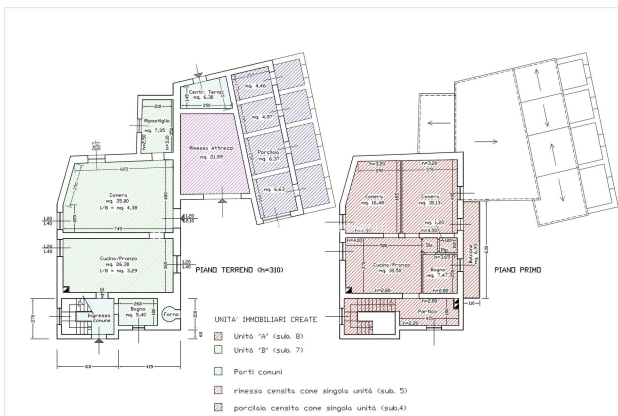
CETONA (SI), at an altitude of 380 m above sea level, in a peripheral position but still within the Municipality of Cetona, for sale a former farmhouse complex on the hill consisting of a central body (completely renovated in the 1990s). Panoramic and well exposed position a few hundred meters from the town centre. It has a garden of approximately 1400 m2. The building for sale has an apartment on the ground floor (approximately 103 m2) consisting of an entrance hall, bathroom, large kitchen/dining room with fireplace, large living room/bedroom, closet, wood-burning oven and boiler room; while on the first floor another apartment (about 75 m2), accessed by an internal staircase, porch, kitchen/dining room, hallway, bathroom, closet, 2 large bedrooms and balcony. On the ground floor, adjacent to the main building, there is a garage of approximately 25 m2 and four former stables for a total of approximately 30 m2. Porcelain stoneware flooring (cotto type), terracotta porch floor. Central heating for the two apartments fueled by diesel, cast iron radiators. Water supply from municipal aqueduct. All internal and external fixtures are made of wood with shutters. Request Euro 170,000.00 (Energy Class: G and IPE = 272,449 Kwh/m2 year). Ref VL126. (possibility to purchase approximately 1.5 hectares of land separately of which 8500 m2 of arable land and 6500 m2 of olive grove with 170 plants and a well)





























**IL CASTELLO IMMOBILIARE S.R.L.**  
**Corso Garibaldi, 18/20 - 53047 Sarteano (SI)**  
**P.IVA: 01070020522**  
**Tel: 0578 266836 / Email: [info@ilcastelloimmobiliare.it](mailto:info@ilcastelloimmobiliare.it)**