

# Toscana

## Cetona

Ref. 5852: Residential farm with vineyards in production and olive grove

Asking Price: € 990.000



# Description

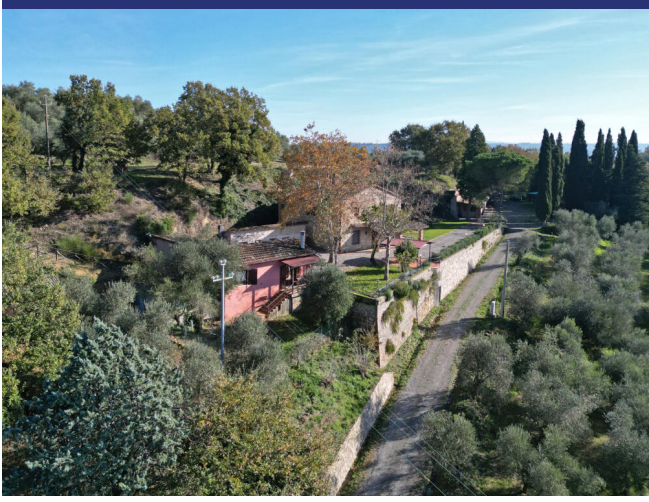
This property consists of a two-storey farmhouse with traditional stone facades and a characteristic 6-column portico arranged as follows:

on the ground floor there is a large and bright living room with fireplace, billiards table and dining room, kitchen and bathroom. Going to the first floor, with access via an internal wooden staircase and from the outside, with a stone staircase, we find the sleeping area with 4 bedrooms and 3 bathrooms. Next to the farm there is a renovated outbuilding. The other 2 buildings are currently used as a woodshed and stable. The house has a green garden with Mediterranean plants and pine trees where you can spend pleasant summer and spring evenings in company. A panoramic swimming pool of 11.5 x 5 is under construction. The site also includes a beautiful cellar with brick arches and high vaulted ceilings, the cellar also contains traditional tuff caves. There are also 2 buildings for warehouse use and storage of agricultural vehicles. The land covers approximately 5.7 hectares of certified organic cultivation, consisting of 3.87 hectares of vineyards with the IGT Toscana designation, of which 2 hectares are in production and 1.8 hectares in the replanting phase. The variety of the wine is divided as follows: Sangiovese 1 ha, Trebbiano Toscano 1 ha, 40 years old, new Cilieggiolo planting 1.87 ha year 2024 Present 1.8 hectares of olive grove with 700 plants in production, including 100 over a hundred years old old plants.

The house is located in a quiet area but at the same time close to the village of Cetona, about 4.5 km away. The ancient village of Cetona is a medieval center highly sought after by literary figures and artists from all over the world for its tranquility and the beauty of its landscapes. It is easily accessible thanks to its proximity to the Chiusi-Chianciano Terme and Fabro motorway exits. Historic cities such as Florence, Siena, Arezzo, Montepulciano, Pienza, Orvieto are not far away and also several spa centers such as those of San Casciano dei Bagni, Bagno Vignoni and Bagni San Filippo.

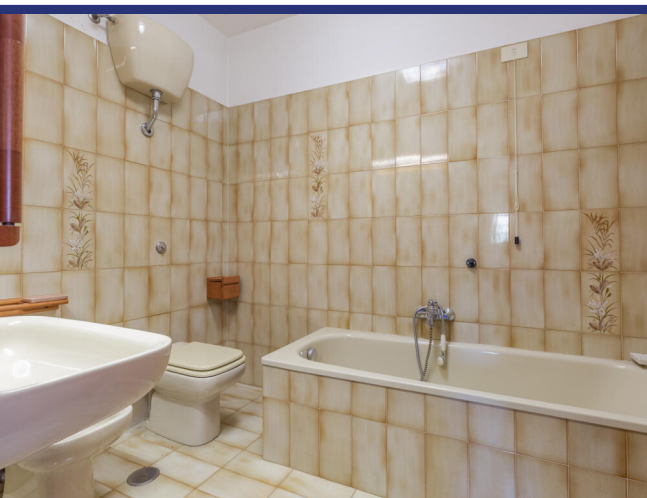
# Pictures

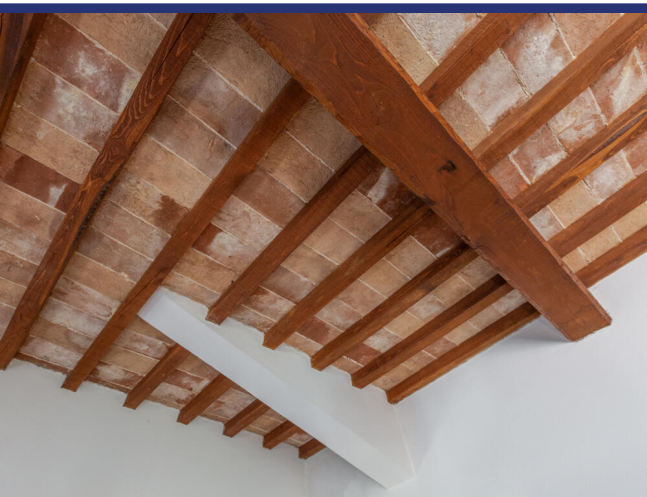












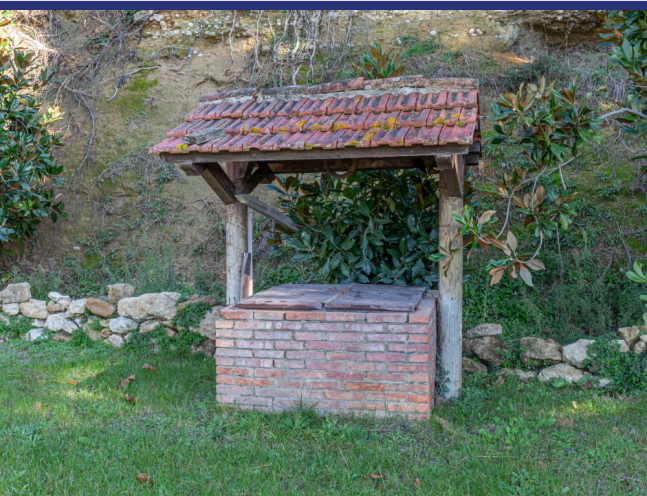
















# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5852
- Villa/Farmhouse
- Panoramic View
- 35 km to Lake
- 125 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Pool: To be realised
- Asking Price: € 990.000
- Floorspace: 273 m<sup>2</sup>
- SQM Plot: 63675 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available



# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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