

# Toscana

## Cetona

Ref. 5883: Very special apartment/town house in the historic center  
Asking Price: € 350.000



# Description

Very special apartment in the historic center of the cozy Cetona, province of Siena, located in a historic tower from the 13th century. Cetona is a bustling village with a pleasant square with many restaurants and bars. The apartment has been completely renovated and has a total area of 140 m2. with three floors, as well as three cellars, one with jacuzzi and an outdoor living area of 18 m2. with an amazing view of the surrounding hills and Mount Cetona.

On the second floor below the street entrance there is a kitchenette, dining/living area with beautiful fireplace, toilet and a cellar accessible through a large crystal and wrought iron door. Via an internal terracotta staircase it is possible to reach the floor above where the first bedroom is located with a closet and an en suite bathroom. Going up one more floor, we reach the second large bedroom with bathroom, fireplace and panoramic terrace. On this level there is also a second independent entrance to the house, the original entrance to the house, as this space was used as a living/dining room before the current layout; there are still an old sink and hob and a built-in wardrobe.

The strengths of this particular apartment are undoubtedly its location and panoramic views, as well as its proximity to the parking lot.

The apartment is in excellent condition. Externally, the facades are made of stone and brick, according to the original architecture of the building. The last renovation was carried out in the early 2000s, although continuous improvements have been made over time through timely maintenance of the property. The floor is made of handmade terracotta throughout the house, the window frames are wooden and double glazed, with the exception of some of crystal and wrought iron (window frames leading to the caves and garden respectively). The floors consist of exposed wooden beams and terracotta tiles.

The apartment is located in the heart of the historic center of Cetona (SI), a cozy medieval village with many amenities.

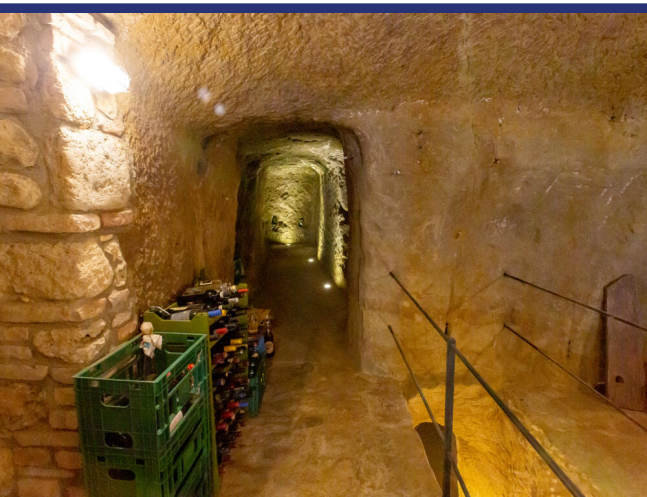
Thanks to the excellent connection with the main highways and railways, it is possible to reach Rome and Florence in about an hour and a half. From here it is also possible to visit centers such as Montepulciano (25 km) Pienza (35 km) Siena (100 km) Montalcino (35 km) and just 15 km away San Casciano dei Bagni, famous for its spa center FONTEVERDE SPA.

# Pictures























# Location & Details



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

- Reference: 5883
- Apartement/In borgo
- Village House/Cottage
- Panoramic View
- 13 km to Lake
- 130 km to Sea
- Terrace
- Balcony
- Central Heating
- Fire Place
- Asking Price: € 350.000
- Floorspace: 125 m<sup>2</sup>
- SQM Plot: 18 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status:

# 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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