

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

**245.000 €**

**Ref: VL199**



**Size : 162 sqm**

**Rooms : 4**

**Bedrooms : 3**

**Bathrooms : 2**

**Garage : Double**

**Garden : Private**

**Energy class : G**

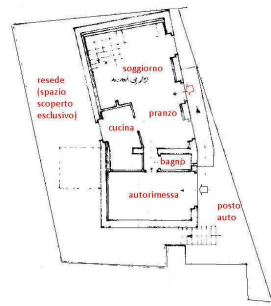
**IPE : 300**

CETONA (SI), loc Piazza, at an altitude of 390 m above sea level and 15 km from the A1 Fabro motorway exit, in a private location but well connected to the main road, detached house of approximately 165 m<sup>2</sup> on two levels complete with an external courtyard of approximately 100 m<sup>2</sup>, with external parking space and garage. The house, completely renovated starting from 2018 and totally independent, consists of an entrance hall, which directly overlooks the living room with fireplace and custom-made open-space kitchen, new bathroom and garage on the same level. On the first floor, reachable via a Trani stone and wood staircase, we find two bedrooms, a small living room obtained in the third bedroom and an additional bathroom, also new. It is possible to reach the paved external courtyard both internally from the first floor via a wrought iron staircase, and externally from the main access road: on the rear side of the courtyard we finally find the technical room, with the new condensing boiler. All the French windows in the sleeping area overlook the terrace, from which you can enjoy a beautiful view of the Tuscan and Umbrian valley: this is certainly the most interesting feature of the property, not to mention the real parquet flooring in the sleeping area (fake parquet porcelain stoneware in the living area), the new retractable mosquito nets and all the systems recently revised and overhauled. Possibility of purchasing with the furniture, partly modern design, partly fine rustic art in solid chestnut wood. Wooden window frames with double glazing and wooden shutters. An interesting property both as a first and second home, in one of the most renowned areas of Tuscany. Distances: Cetona 9km, motorway exit 13km, train station 15km, Sarteano 12km, Chiusi 16km, Castiglione del Lago 34km, Montepulciano 39km, Perugia 53km. Asking price Euro240,000. (Energy Class: G and IPE > 300 Kwh/m<sup>2</sup> year). Ref. VL199.

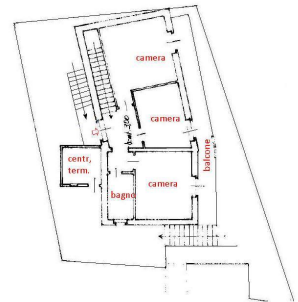




**PIANO TERRA**



**PIANO PRIMO**



















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