



UMBRIA REAL ESTATE
S I N C E 2 0 0 2

VILLA IN SIENA 362



Ref: 362

Toscana - Siena - Sarteano

PRICE: 1.050.000,00

GENERAL INFORMATION

Surface: 450.00 Mq
Bedrooms: 5
Bathrooms: 4
Swimming pool: Si
Terrain: 0 ha

In the Sienese countryside between Cetona and Val d'Orcia, just a few kilometers from the town of Sarteano, an 19th-century farmhouse with a dependance, a loggia, a swimming pool, and one hectare of land is for sale. The property for sale is located in Sarteano, a town of historical and natural importance situated between Val d'Orcia and Valdichiana. Sarteano is an ancient village dating back to the Etruscan era and is famous for its numerous Etruscan tombs and the Etruscan Museum. The farmhouse for sale embodies the typical Tuscan style, as per the tradition of the region, and has recently been restored. It enjoys a dominant panoramic position. **INTERIORS** The farmhouse, measuring approximately 450 square meters, dates back to the 19th century and is divided into two independent apartments: The ground floor comprises a kitchen, a dining room, a pantry, a study, a bathroom, a spacious living room with chestnut beam ceiling, and two French doors leading to a covered loggia of 22 square meters. The first floor features three double bedrooms and two bathrooms, one with a shower and the other spacious bathroom with a bathtub. The recent restoration was carried out while respecting the typical features of Tuscan farmhouses. The dependance consists of two bedrooms, a bathroom with a shower, a kitchen, and a mezzanine. The property for sale is equipped with an alarm system and video surveillance. **EXTERIORS** Within the garden of approximately 4,300 square meters, there is a swimming pool (5 x 10 meters) with a saltwater system, and a functioning artesian well for garden irrigation. Completing the property for sale are a 50-square-meter garage, a chestnut woodshed for four parking spaces measuring approximately 58 square meters, and a small 35-square-meter annex used as a storage area. The surrounding agricultural land measures approximately 1.5 hectares, including 7,500 square meters of woodland and 8,250 square meters of arable land. From the terrace with pergola, one can admire magnificent sunsets. The property for sale is equipped with a state-of-the-art boiler. **DISTANCES** Distance from amenities: 5 km Distance from main airports: 70 km from Perugia, 141 km from Florence, 190 km from Rome Distance from major cities: 8 km from Chiusi, 10 km from Cetona, 14 km from Chianciano Terme **UTILITIES** Telephone network available Wi-Fi: available Heating: connected Water: connected Electricity: available **POTENTIAL** Given the versatility of the spaces and the convenience of the location in relation to amenities, the property is suitable for use as a primary residence, a vacation home, or for tourist rentals.