



CETONA, TUSCANY



Frantoio dello Zoppo

Fraz. Piazze, Cetona, Tuscany

Pretty villa immersed in olive groves and overlooking spectacular countryside close to Cetona

4 bedrooms - 4 bathrooms in total - 2 garages - Swimming pool

Total floor space: Farmhouse 537 sq.m. Guest House 398 sq.m. Land: 9 hectares (all measurements are approximate)

Once an olive mill for the neighbouring farmhouse the previous owner transformed the building in 2000 into a large, very functional villa with its own private pool - ideal for rentals or family holidays.

Spectacular views, beautiful gardens with mature trees and terraces, entirely private yet close to the small village.

Accommodation:

Ground floor: Entrance hall, open reception rooms, study, large eat in professional kitchen, exit to dining terrace, storage rooms and pantry

First mid level - Master bedroom with ensuite bathroom, cloakroom

Second mid level - two guest bedrooms with ensuite bathrooms

First floor - Guest apartment with reception room/kitchen, bedroom and bathroom with existing to swimming pool

Outbuildings

Garage and technical room plus there is a large garage under the terrace for olive and garden equipment.

Area:

Situated in the Comune of Cetona in the small fraction called Piazze, this charming village is just below the majestic Monte Cetona and has a distinctive grey colour, local stone that defines the properties in this area. An increasingly popular area for vineyards there are local producers that are starting to put this region on the map for fine wines. Cetona is a short drive from the property where you can find great restaurants, shops and a weekly market that brings everyone into its central travertine stone square which is the heart of the town. An easy distance from the A1 autostrada connecting to major cities and airports yet a stones throw from the Val d'Orcia and the thermal spa town of San Casciano dei Bagni.

Land:

There are approximately 4 hectares of land included in the sale, most of which are olive groves with around 800 trees producing top quality oil. There is a large swimming pool - 13 x 5.5m - private garden and vegetable garden.

Services:

Heat pump - electricity - mains water - well for irrigation - air conditioning - solar panels

Distances:

Piazzese 900 m, San Casciano dei Bagni 8 kms, Cetona 8.5 kms, A1 Autostrada 8 kms (Fabro), Siena 95 kms, Florence 136 kms, Rome 150 kms

Asking Price: €1.750.000

Energy Class: Request in progress



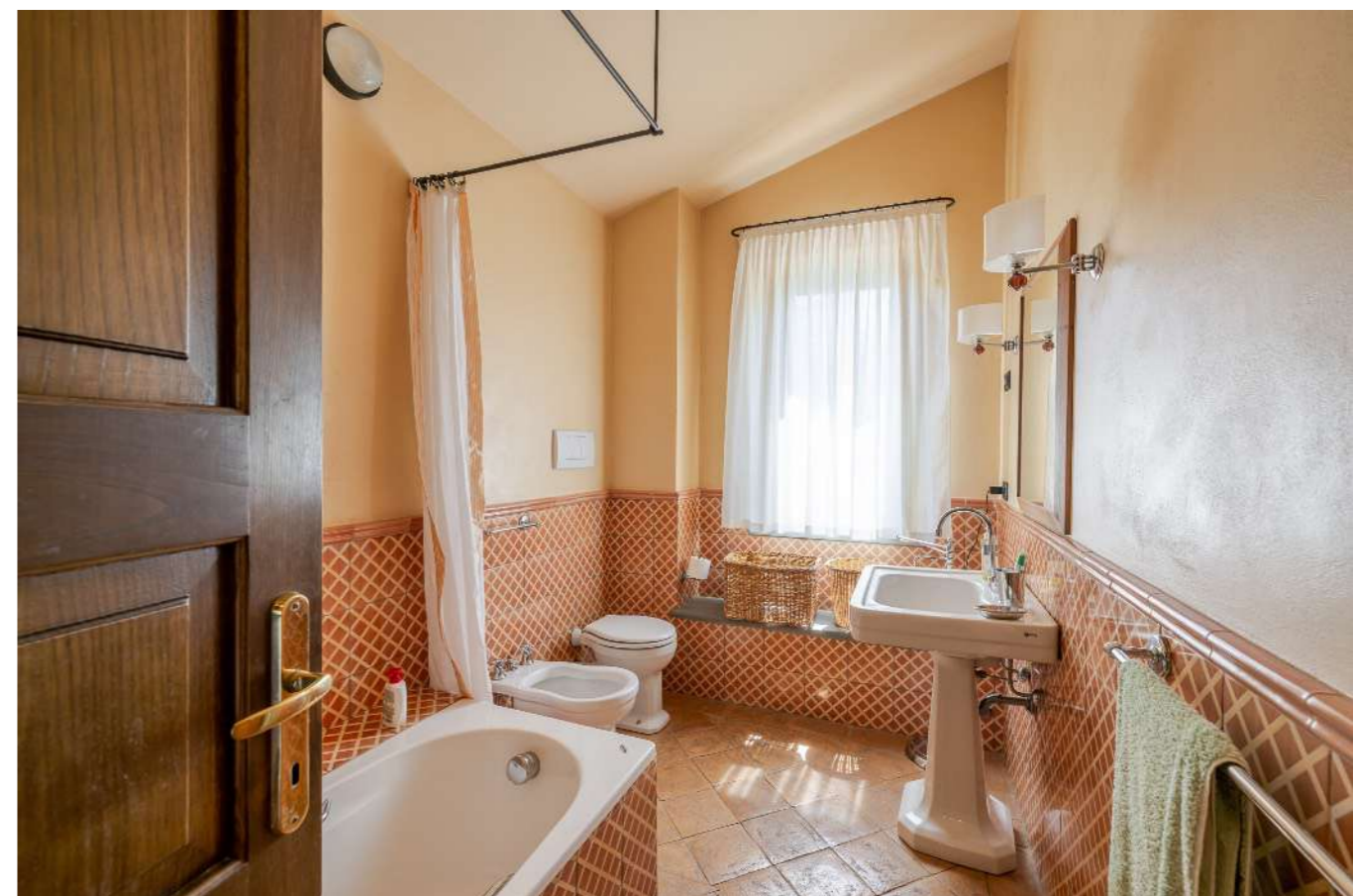






















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