

Two-family villa for sale in Sarteano

€ 1.680.000

Ref. CBI162-2221-181



420 sq.m. | Bathrooms: 7 | Bedrooms: 6 | Rooms: 17

Starting from the 1960s, Cetona became a refuge for many people linked to the world of entertainment and cinema. One screenwriter in particular (nominated for an Oscar) was attracted by it and chose this charming estate as his home.

The main house has a large living room with fireplace, a large kitchen (which benefits from the same fireplace), a large windowed study, 3 bedrooms and 3 bathrooms. The master bedroom offers a wonderful and uncontaminated view of the valley and upper Chiusi: a work of art in itself.

The guest house, also on two levels, offers a beautiful living room, separate kitchen, 3 bedrooms (one on the ground floor and two on the first floor) and 2 bathrooms.

To complete the property we find, at the back of the main house, a beautiful room (potential winter garden or yoga room), a barbecue behind the guest house, a garage well camouflaged in the rock a few steps away, the service rooms of the swimming pool set in the ground and a tool shed just outside the fence.

"Magical" is how this place is defined; a harmony formed over time between very tall trees and undergrowth plants, mosses and ferns gifted by nature and flowers and plants skilfully inserted to give a sign of the presence of man.

And then the sheds: the brick one in front of the house offers shelter for those who want to stay as long as possible to admire the Val



di Chiana and the old Chiusi; another in wood, behind the guest house and, finally, the wrought iron gazebo refreshed by the ivy that covers it...

The large lawn, under the maritime pines and outlined by stones, leads across a short stretch to the fairy lounge... a table and two stone seats completely covered in moss.... A delight

The location of the swimming pool, its natural shape, the lawn on which it rests, the fountain and the frieze that decorates the wall overlooking the valley constitute a further pleasure for the eye, a further space from which one would not want to leave, especially in the warmer days.

In this context the owners have also managed to insert, without disturbing nature, an area for ping pong and a pinball table in order to give anyone moments of leisure; in addition to the thousand corners in which to read or simply rest in contemplation.

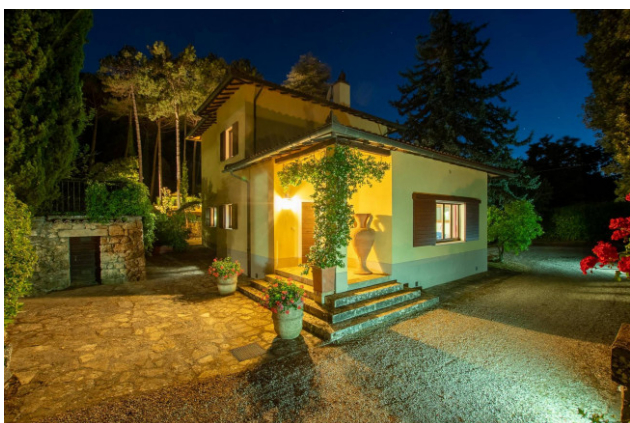
About an hour from Siena, an hour and a half from Florence and about two hours from Rome.

Certification

Energy Class: F

Features

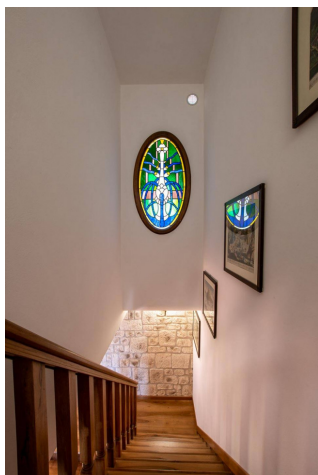
Property ID: CBI162-2221-181	Contract: Sale
Categoria: Two-family villa	Address: Val di Chiana Senese
Zip Code: 53047	Municipality: Sarteano
Total sqm: 420 sq.m.	Bedrooms: 6
Bathrooms: 7	Rooms: 17
Internal condition: Excellent	Floor: Buildings
Total floors: 2	Independent heating: Heating
Parking space: Carport	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	Garage: for two cars



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