



## Renovated country house with pool



### Information de l'agent

Nom:	Susan Brown
Nom de compagnie:	HomesItalia Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (77) 910-33601
Languages:	English, Italian
Site web:	<a href="http://www.homesitalia.co.uk">http://www.homesitalia.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,307,012.18

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	San Casciano dei Bagni
Soumis:	05/03/2025

### Description:

This distinguished, historic stone-built, country house (approximately 325 sq.m.) dates back to the mid-16th century, as documented in local archives. The property has undergone thoughtful restoration using traditional materials and methods, featuring characteristic exposed timber beams and terracotta tiles. The estate encompasses a secure, expansive garden (roughly 10,000 sq.m.) adorned with mature cypress trees, olive trees, and decorative shrubs. The grounds include a swimming pool (12 x 6 m), garage facilities, and ample parking.

The property commands an exceptional elevated position, with sweeping views extending from Mount Cetona to Mount Amiata and the Castle of Radicofani and is situated just a short distance from the medieval hamlet of Celle sul Rigo and a brief journey from San Casciano dei Bagni's thermal springs. The residence comprises:

Ground floor: welcoming reception room with fireplace, offering dual garden access and a scenic veranda, two generously proportioned double bedrooms, each with private shower facilities, one featuring garden entry, and a substantial kitchen opening onto the grounds.



First floor: master bedroom accessing a spacious balcony with magnificent valley vistas, complete with en-suite featuring bath and shower; additional double bedroom with private bath suite; compact kitchen; and intimate terrace overlooking the pool area and valley, dominated by Mount Amiata's presence.

Basement: expansive multipurpose space and utility room.

The property further benefits from over 10 hectares of land, partially devoted to vineyards.

## Features, details and amenities

- \* swimming pool
- \* stone-built
- \* exposed beams
- \* terracotta
- \* fireplace
- \* land

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## Commun

Chambres:	4
Salle de bains:	4

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.686.696
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