

Country houses for Sale in Sarteano (SI)

1.490.000 €

Ref: CA234T



Size: 450 sqm

Field: 2,5 ha

Rooms: 11

Bedrooms: 6

Bathrooms: 5

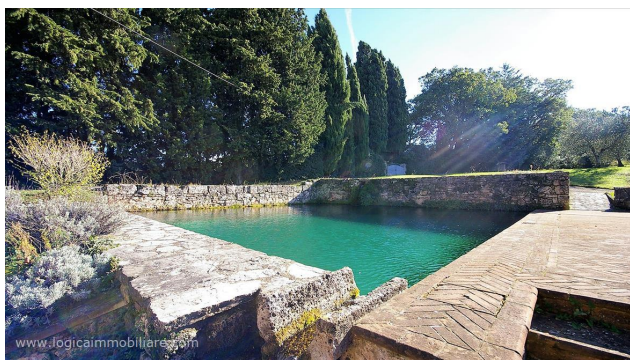
Swimming pool:
privata

Energy class: G

IPE: 175

Along the rolling hills of Tuscany, dominating the valley, an ancient country house restored on the 90s. It develops on three level and it is about 450sqm. With two ample garages of about 55sqm each and another ample space that can be a garage or a tavern, where it is possible to see the roman basement of the house. In fact it's been built on the place where there was a roman settlement. A prove is the pool, medieval as it is nowadays, it is dated back to the roman and Etruscan. It is filled with flowing water that has a constant temperature of 15° in any time of the year, the water arrives from the spring just over the villa, of about 11mt X 11mt and 3mt deep. Next to it the huge terrace that offers a breathtaking view on the valley until Chianciano Terme. The view gets to 180° from the olive grove which is on the upper hill right next to the property with about 450 olive trees. Great the ground that is semi-flat, perfect to enjoy the nature or the wonderful view, relaxing, walking or maybe with a pergola. A peaceful place where you can feel the strength of its position and the history which make this incredible country house prestigious and unique. From the front we access the ground floor of the house, open to a wide kitchen with an external access on the patio in front of the pool. Then we find a large living area where the restoration kept the original features as the little vaults on the ceiling and the massive fireplace in bricks. The bricks are also on the arches restored in different walls of the house, on the same floor there is also a wide bedroom with an en suite bathroom that has an external access. Entering we find the dining room on the left and a kitchenette on the right, then a very large living area with a stone fire place. Two are the bedrooms of the floor, both with an en suite bathroom. By two cotto staircases we get to the second floor which is today divided in two apartments. One preserve the original cotto floor in the living area, both have a fireplace in the sitting room and

in total have three bedrooms and two bathrooms. A breathtaking view is what we see from each window, once on the pool, once on the olive groves, once on the valley. A very elegant country house, refined and ideal for an investment. A house of a great value, perfect to be placed on the rentals, but also as a second house, or as a receptive structure to host guests. Can be recommended also for a large family considering it is already divided in four apartments





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