

## Townhouse for Sale in Cetona (SI)

298.000 €

Ref: TT72T



**Size:** 300 sqm  
**Rooms:** 12,5  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Energy class:** G  
**IPE:** 175

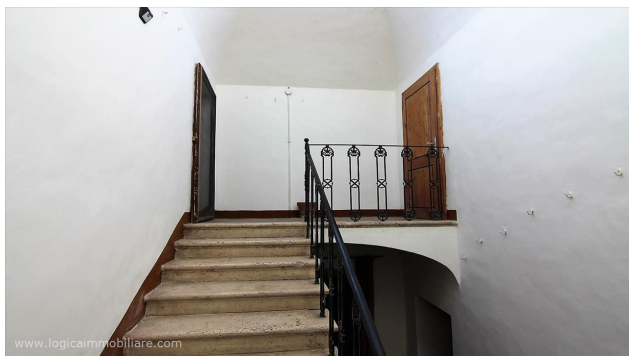
Real estate on four levels in the wonderful historical centre of Cetona, a few steps from the main square, easy to reach by car, with a space meant for a shop at the ground floor, also accessible from inside the house. The main entrance is located at the ground floor where we find a first bathroom on the right, while a beautiful travertine staircase with wrought iron railings leads to an upper level composed by a useful storage room and a large kitchen with dining area. The staircase leads forward to the first floor where we find a wide antique taste living area, where rural and elegant style are harmoniously mixed together, with a large living room where the vaulted ceiling has lovely frescoes of the beginning of the 20th century, there are original 'cotto' floorings and the walnut furniture is completely handmade, an extremely bright area thanks to its two wide windows. On a slightly lower level, three steps down, a second living room, a typical one with wooden beams and tiles, and a wonderful fireplace, besides there is also a kitchenette. At the second floor a large main bathroom with bathtub and a wide bright main bedroom with frescoed vaulted ceiling, original 'cotto' flooring and overlooking the church bell tower, while at a slightly lower level, three steps down, other two bedrooms, one of which has a small en-suite bathroom. The last floor is composed by two attics and a nice covered terrace. At the ground floor, also accessible from inside the house but with independent access from outside, also a space meant for a shop or a laboratory, that can have many uses. A great solution inside a lovely historical centre, in the very heart of one of the most beautiful villages in Italy, a property of high potential and antique taste, preserving the most typical Tuscan features, therefore an excellent investment for a tourist rental activity.











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