

HOME FOR SALE



Sarteano

Sarteano, Tuscany

Italy

Asking Price

€1,050,000

Bedrooms **4**

Year Built **0**

Bathrooms **4**

Date Listed **01/30/2025**

Size **450 Sq M**

Listing ID **GL-1762764872**

Listed by: Toscana Houses

For more information, visit:

<https://www.globallistings.com/12026132>

Overview

Key Features

Historic Tuscan farmhouse dating back to the 19th century
 450 sqm main farmhouse divided into two independent apartments
 Additional guesthouse with two bedrooms, kitchen, bathroom, and mezzanine
 5x10 meter saltwater pool and 4300 sqm landscaped garden
 50 sqm garage, 58 sqm carport for four cars, and 35 sqm storage building
 1.5 hectares of surrounding land, including woodland and arable fields
 Alarm system and video surveillance
 Modern heating system
 Breathtaking views of the Val d'Orcia and Valdichiana

Description

Located in the picturesque Sienese countryside between Cetona and the Val d'Orcia, this stunning 19th-

century farmhouse embodies the timeless charm of Tuscany. Nestled in nature yet just a short distance from the historic town of Sarteano, the property offers an exceptional opportunity for those seeking an exclusive residence or a tourism investment.

The recently restored main farmhouse spans approximately 450 sqm and is divided into two independent apartments. The ground floor features a kitchen, dining room, pantry, study, bathroom, and a spacious living room with chestnut beams that opens onto a 22 sqm covered loggia. The first floor includes three double bedrooms and two bathrooms, one of which is spacious and equipped with a bathtub.

A separate guesthouse offers additional accommodations with two bedrooms, a bathroom, a kitchen, and a mezzanine. The property is equipped with a modern alarm and video surveillance system for added security.

The 4300 sqm garden is adorned with a 5x10 meter saltwater pool and an artesian well for irrigation. Additional structures include a 50 sqm garage, a 58 sqm chestnut carport with space for four cars, and a 35 sqm storage annex.

The surrounding 1.5 hectares of land feature both woodland and arable fields, ensuring privacy and space to enjoy the serene environment. From the terrace with pergola, you can take in breathtaking sunsets over the rolling hills.

Distances

Nearest amenities: approx. 5 km

Chiusi: approx. 8 km

Cetona: approx. 10 km

Chianciano Terme: approx. 14 km

Major airports: Perugia (70 km), Florence (141 km), Rome (190 km)

Potential

With its versatile layout and proximity to services, this property is ideal as a primary residence, vacation home, or rental property.

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Contact

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