



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in San Casciano dei Bagni (SI) Via della rocca 3

Beautiful villa in the Valdichiana Senese

This beautiful farm is located in the charming municipality of San Casciano dei Bagni, on the border between Tuscany, Umbria and Lazio.

Nestled in one of the most fascinating corners of Tuscany, near the Cetona Mountain, the farm covers an area of 25 hectares, comprising 8.5 hectares of arable land, 3.5 hectares of olive groves, 13 hectares of woodland and 1 hectare for the cultivation of saffron.

The property consists of a sumptuous villa of approx. 700 sqm and a dependance of approx. 70 sqm, both furnished in the traditional Tuscan style.

The villa has five spacious rooms, each about 30 square metres in size, with en suite bathroom.

In addition to the rooms, the villa offers a reading room of over 50 square metres and a large living room of over 100 square metres with an imposing wall fireplace of over 3 metres. This is completed by a fully equipped kitchen of over 25 square metres.

The annex, which is an integral part of the building, comprises a dining room with a fireplace and sofa bed, a kitchen, a double bedroom (with the possibility of adding a single bed) and a bathroom.

An ideal place to live an authentic experience immersed in nature and Tuscan tradition.

San Casciano dei Bagni is nestled amidst the colours of the Valdichiana Senese, in a countryside rich in vineyards and olive groves, sites of artistic interest and charming villages, the perfect starting point for exploring one of Tuscany's best-known and most evocative areas.

To the north-west of San Casciano is the village of Celle di Rigo, whose name may derive from 'celle sacre' or 'celle vinarie', in reference to the caves underneath the village that are now used as wine cellars. Due to its strategic position, this small hamlet has been an important military and trade stronghold over the centuries. In the upper part of the village, the Torre di Celle is visible, the only remnant of the ancient castle keep.

A few minutes from San Casciano dei Bagni is Fonteverde, an elegant spa and 5-star resort, overlooking gullies and green hills. Built on a Medici portico built in the 17th century by Grand Duke Ferdinando I de' Medici, it has thermal pools fed by natural springs rich in properties with a therapeutic effect, which come to the surface at a temperature of 42°C.

Separating the Valdichiana from the Val d'Orcia rises Monte Cetona.

Monte Cetona is the ideal place for those who love hiking or cycling. From the top of the peak, one can admire a splendid panorama of the Val d'Orcia and Monte Amiata on one side and the Valdichiana as far as Perugia on the other.



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

INFORMATION

Ref.	Toscana 107
Type	Sale
Category	Villa
Price	1,910,000.00
Annual Expense	
Year	1975
Energetic Class	D 87.42

NUMBER

Rooms	18
Bedrooms	6
Bathrooms	7
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	700
Garden	250000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Free Sides	4	Garden	Private
Furniture	Furnished	Type living	Dining room	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	Natural Gas Heating
Hot Water	Independent	Cooling	Fan Coil	Fixtures	Wood
Doors	Excellent	Blind	Wood Blinds	Floors Living Room	Porcelain
Floors Bedrooms	Parquet	Floors Kitchen	Porcelain	Floors Bathroom	Tile

ACCESSORIES

Antitheft

Air conditioning

Fireplace

Chimney flue

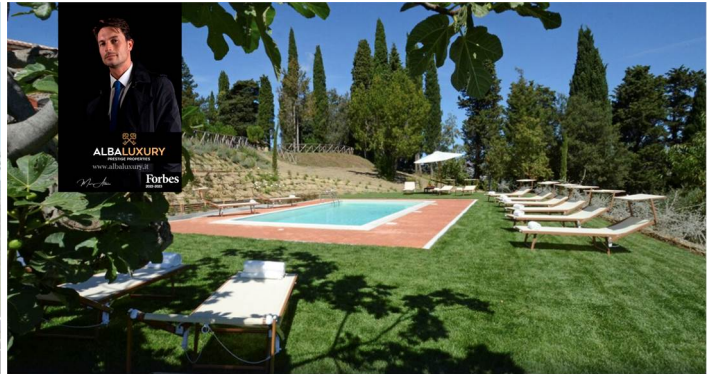
Satellite system

Swimming pool

IMAGES

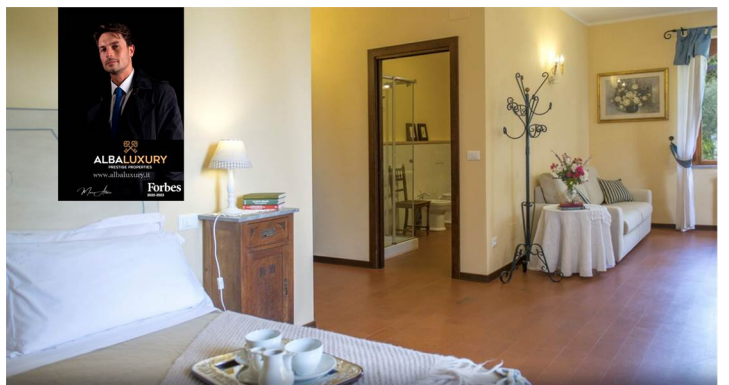
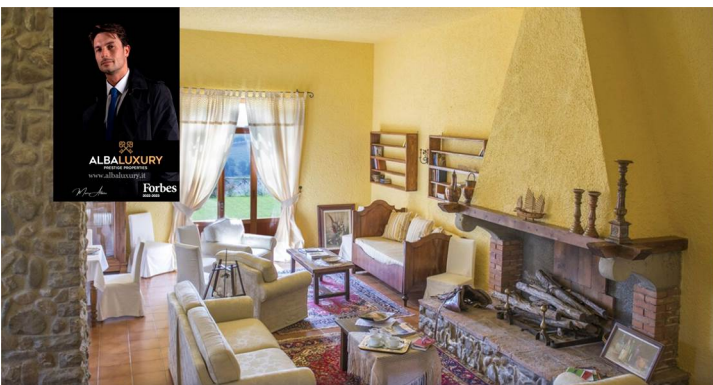
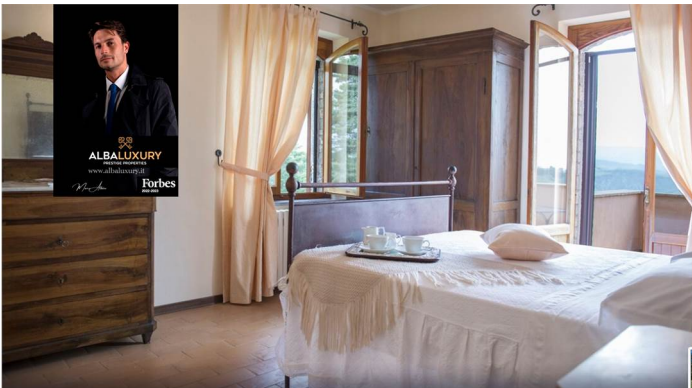
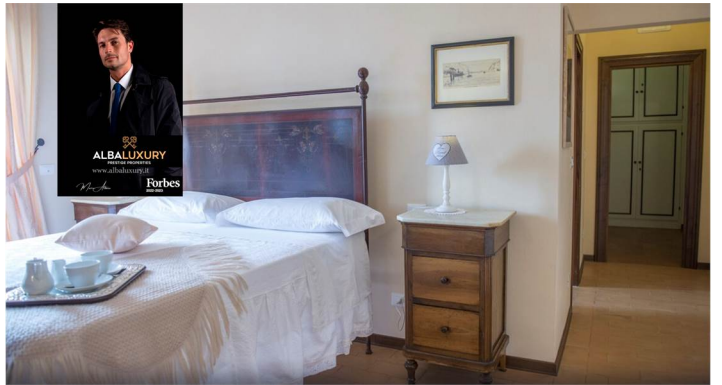


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



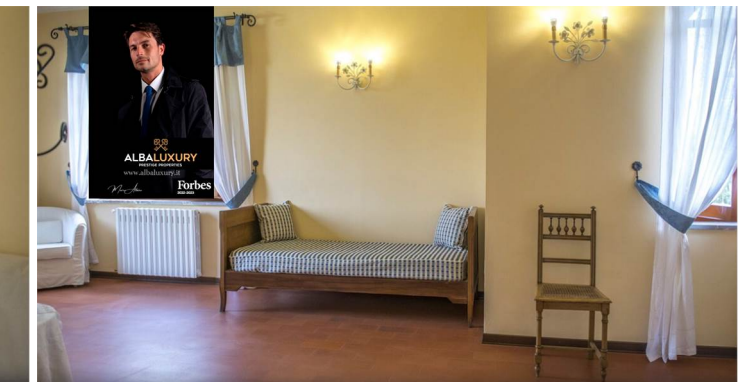
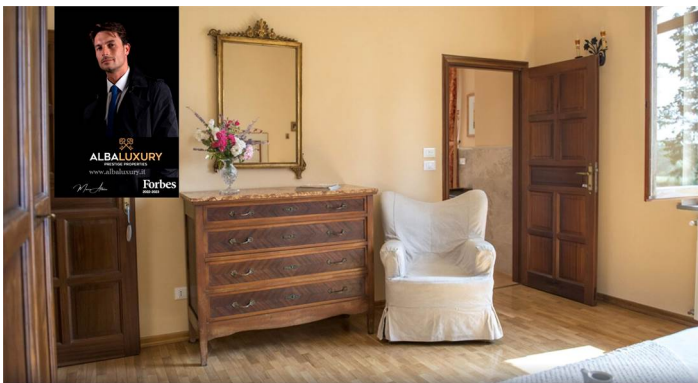
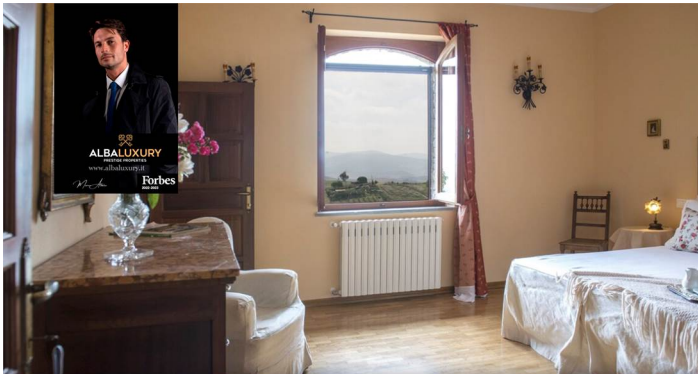
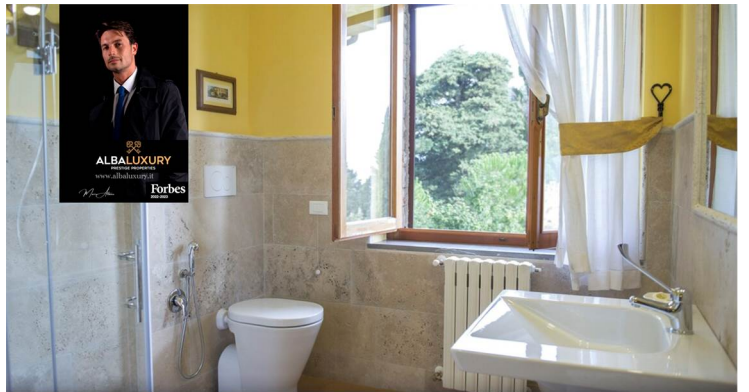
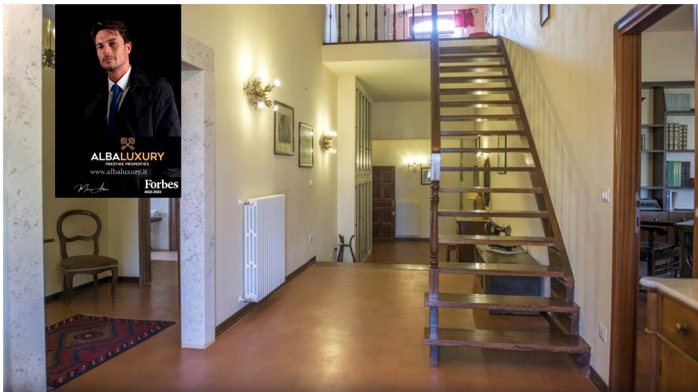


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



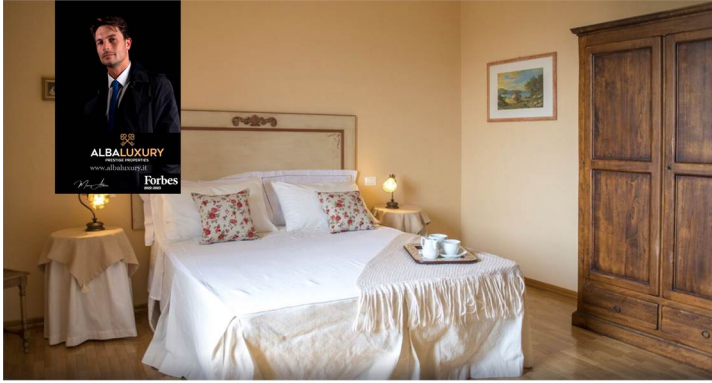


Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



ALBALUXURY
PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT