for sale in Cetona
Belverde
€ 1.250.000
Ref. 1197



980 sq.m. | : 3 | : 6 | : 24

Cetona – Prestigious period estate with a pool and 6 hectares in the heart of the Sienese countryside.
In the most authentic Tuscan landscape, among the hills of the Terre Senesi, stands this charming property composed of several buildings with a total surface area of approximately 950 m2, once home to a renowned agricultural company and a prestigious agritourism business.
The main residence, dating back to the Leopoldine era, represents a rare example of Tuscan rural architecture. Unlike many properties that have lost their original identity, this residence still retains materials, atmospheres, and details that evoke the authentic charm of the grand country homes of over two centuries ago. A place where rural tradition intertwines with the discreet elegance of the homes of the noble families of the time.
The property also includes two characteristic agricultural outbuildings located in front of the main house and a private swimming pool, duly authorised, which can be restored to its original splendor.
On the ground floor of the farmhouse are four spacious rooms with charming arched vaults, still perfectly preserved. The traditional external stone staircase leads to the main floor, where an elegant loggia leads to the living quarters. Here, three independent apartments are available, already designed for charming hospitality: two with two bedrooms and one with one bedroom, ideal for developing a refined hospitality business or for hosting family and guests in absolute privacy.
The estate includes approximately 6 hectares of land, divided between arable land and woodland, which guarantee peace,

privacy, and a landscape of extraordinary beauty.
A property with a unique character, rich in history and authenticity, ideal for those seeking a prestigious residence in the heart of exclusive Tuscany, or a high-end hospitality project immersed in a timeless setting. The ancient property, once owned by the noble Ottieri della Ciaia family, still retains valuable architectural features, such as the characteristic vaults and elegant travertine cladding. Purchased in the early 20th century by the current owner's grandfather, it was used for growing hemp, wheat, barley, and corn.
The large hall-granary, with its twelve windows, served as a natural drying room, where the harvest was turned with large wooden shovels according to peasant tradition.
Nestled in a protected oasis, the estate offers a pristine environment populated by pheasants, hares, roe deer, and squirrels. Guests at the farm happily return to experience the tranquility of nature, the pure air, and the authentic beauty of the landscape.

Certification

: F

Features

Codice: 1197	Motivazione: Sale
Indirizzo: strada provinciale 321	CAP: 53040
Comune: Cetona	Zona: Belverde
Totale_mq: 980 sq.m.	camere: 6
bagni: 3	Locali: 24

















Colli toscani
piazza serristori 20 - Figline e Incisa Valdarno (FI) - 055959151
info@colli-toscani.com - https://www.colli-toscani.com/en
VAT 02301980484










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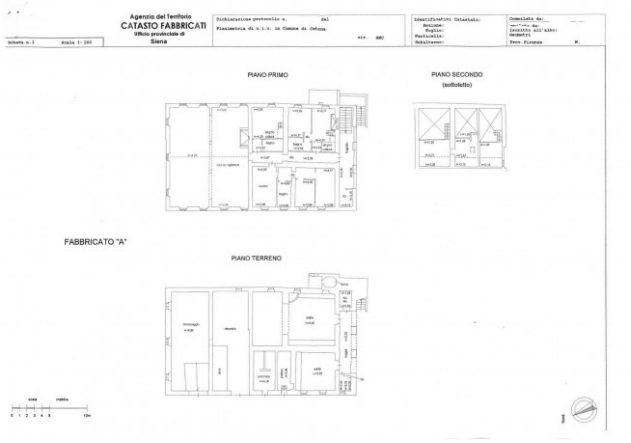


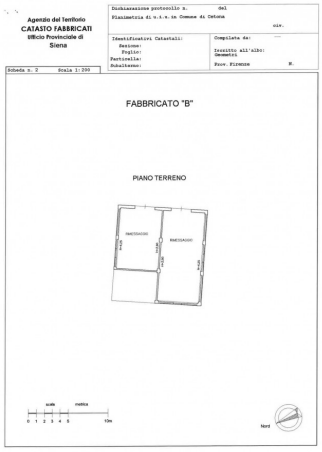


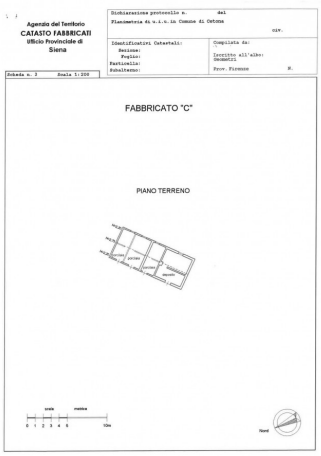
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