



Ref.: 10745 - Podere Cerro, San Casciano dei Bagni, Tuscany

A handsome farmhouse for complete restoration, situated in a magnificent location between Celle sul Rigo and the Cassia.

€ 395,000

The house lies along a quiet road, surrounded by about 2.5 hectares of land, however it is the enormous 360° panorama that is so breathtaking, Radicofani and Monte Amiata dominate the view on one side whereas the rolling hills to the south provide an ever changing spectacle of uncontaminated countryside. The main house has a covered lean-to on one side and a series of one storey spaces on the other. If all the existing volume of the buildings is used it would make a generous 4-5 bedroom home, add to this the row of ex pig sties that would convert beautifully to a pool house with the addition of a pool below and it is easy to picture a truly magnificent property.

Property type: Farmhouse

Floors: 2

Property size: 408 sqm

Outbuildings: 186 sqm

Structural condition: to restore

Bedrooms: 5

Land: 2.48 ha (acres 6.13)

Area:

The property lies in the comune of San Casciano dei Bagni whilst the nearest village is Celle sul Rigo, situated on the edge of the Val d’Orcia in the equally stunning Val di Paglia. The breathtaking countryside is ever changing throughout the seasons, from lush greens to browns and yellows with vineyards, olive trees and cypress trees creating a patchwork landscape that never fails to delight. Within easy reach of the medieval towns of the Val d’Orcia and from international airports in Rome (160kms) and Florence (140kms).

Main Building:

Stone farmhouse on two floors for complete restoration of about 408 sq.m. with a further about 186 sq.m. of attached spaces that could convert to extra accommodation if required

Outbuildings:

Row of pig sties 73 sq.m.

Land:

2.48 hectares (6.12 acres) as well as garden area around the house







Barn: 73 sqm

Heating: No

Distances: Rome km 155, San Casciano dei
Bagni km 8, Siena km 82

Electricity: Line to property

Water: Mains

Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town