



## Ref.: 11092 - Palazzo Benedetto, Cetona, Tuscany

*Historic Palazzo with frescoes and roof terrace in the main square of Cetona.*

€ 980,000

This elegant, historic palazzo has the prime location at the edge of Cetona's main square yet looks out to the breathtaking panorama of Monte Cetona. Blending perfectly and unassumingly into the historic centre this palazzo provides plenty of extraordinary surprises internally. Perfectly maintained and preserved, the interiors have all of the original features, including some stunning frescoes on the 'piano nobile' With 2 businesses on the ground floor, 3 apartments on the first floor and an elegant, 3 bedroom apartment on the second floor, the jewel in the crown however has to be the fabulous terrace and sunroom on the roof that looks out over the square and to the countryside. An unusual and unexpected must-see.

Property type: Historic Town House

Floors: 4

Bathrooms: 6

Shared environments: Entrance hall, Piano nobile, 3 apartments, utility room

Structural condition: Restored

Bedrooms: 6

Property size: 543 sqm

Rooms: 19

**Area:**

Cetona is most definitely one of the most charming villages in Tuscany, famous for its unique and intact medieval centre, wide renaissance square and excellent restaurants, services and Saturday morning market. Its location is ideal for travel thanks to the proximity of the A1 Autostrada and the mainline railway in Chiusi that has direct lines to both Florence and Rome. The perfect base for visiting towns and villages in both Tuscany and Umbria, not to mention the unique and breathtaking Val d'Orcia.

**Accommodation:**

2 commercial spaces or shops (one currently rented)

**Ground Floor:**

Entrance hall with vaulted ceiling, laundry room  
Cantina/storage room  
Stone stairs to;

**First Floor:****Apartment 1**

Reception room with kitchenette, bedroom and bathroom

**Apartment 2**

Entrance hall, reception room, kitchen, bedroom and bathroom

**Apartment 3**

Kitchen/dining room, bedroom with small terrace over Piazza, bathroom

**Piano Nobile:**

Entrance on first floor, stairs to;

Second floor

Entrance hall

Reception room with original frescoes and magnificent chandelier, marble floors

Dining room with view over the Piazza

Kitchen with open fireplace

Bedroom 1 with Vietri decorative tiled floors

and Murano chandelier

Bedroom 2 with parquet floors and frescoed details on ceiling.

Bathroom 1, recently modernised with bath and shower

Bedroom 3 and bathroom 2

Stairs to Attic rooms (for storage) and roof

Roof top garden room entirely in glass with spectacular views over the piazza and to Monte Cetona

Exit to outside terrace









Cantina

Energy class: F (epgl 253,78 kWh/m\*anno)

Water: Mains

Distances: A1 Autostrada km 10, Chiusi km 8,  
Florence km 130, Rome km 150, Siena km 89

Electricity: Mains

Heating: Gas

Terrace

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

