



## Historic property to renovate

### Information de l'agent

Nom:	Susan Brown
Nom de compagnie:	HomesItalia Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, Italian
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 190,000

#### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	San Casciano dei Bagni
Soumis:	03/06/2026

#### Description:

Set in the heart of the charming historic centre of Celle sul Rigo, this ancient, 3-storey, stone palazzo (approx. 260 sq.m), is just waiting to be restored to its former splendour.

Its generous interiors offer the opportunity to create truly unique living spaces. By preserving the original terracotta floors and the traditional ceilings with exposed beams and terracotta tiles, you could fully enjoy the authentic and timeless charm of Tuscan style in a village where time appears to have stood still.

Entering through a beautiful wooden doorway, a stone staircase connects the various levels of the property internally.

Each floor comprises two large rooms, offering excellent flexibility to redesign the internal layout or even create several separate apartments.

Completing this distinctive property is a shared courtyard, perfect for relaxing outdoors, together with two cellar rooms located on the ground floor.



This is the perfect home to personalise entirely to your own taste — an ideal retreat for those wishing to escape the hustle and bustle of everyday life and enjoy peace and tranquillity in a magical corner of the Val d'Orcia, where time seems to stand still.

This property would be perfect as a private residence, or a boutique B&B.

The information and floor plans provided are set out for guidance only and do not constitute contractual elements.

## Location

## Distances

## Cities/Towns/Villages

San Casciano dei Bagni 5.5 km  
Acquapendente 23 km  
Siena 84 km  
Florence 145 km  
Rome 168 km

## Airports

Florence 163 km  
Rome 177 km

## Sea

Lido di Tarquinia 96 km  
Porto Santo Stefano 110 km

## Lake

Bolsena 38 km

## Roads

A1 motorway, Fabro exit 25 km

Region: Tuscany

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Tuscany: Val d'Orcia



Val d'Orcia's cultural landscape reflects Renaissance humanist principles from the 14th and 15th centuries. The area features fortified hilltop towns along the Via Francigena, the ancient pilgrimage route to Rome. Under Siena's influence, artists' depictions of the 'perfect landscape' in frescoes inspired actual environmental modifications.

The region showcases extraordinary diversity with its patchwork of fields, vineyards, and distinctive clay hills forming characteristic gullies and rounded reliefs. The extinct volcanoes of Radicofani and Monte Amiata have enriched the soil, whilst thermal springs dot the landscape.

The iconic cypress trees create visual harmony, standing as natural landmarks that have become synonymous with the Tuscan countryside.

## Celle sul Rigo

Situated in the captivating Val d'Orcia, Celle sul Rigo serves as a remarkable haven where historic stone streets, spectacular views, and time-honoured traditions weave together to create an indelible experience.

This charming settlement, famous for its traditional Sagra dei Pici celebration, captures the spirit of genuine flavours and warm hospitality, set against the backdrop of rolling Tuscan hills and the commanding presence of Monte Amiata.

In close proximity, San Casciano dei Bagni enhances the region's charm with its ancient thermal waters, valued since Roman times, and significant Etruscan discoveries that have revolutionised our knowledge of classical antiquity. Here, curative springs and archaeological wonders combine to create a mesmerising, timeless atmosphere.

Celle sul Rigo, with its Etruscan roots, has maintained a crucial strategic position overlooking the Val di Paglia and routes to Rome, specifically along the Via Francigena between the Novella and Torricella inns.

Initially under the Visconti di Campiglia domain, the "Castrum de Cellis" was positioned between Siena and Orvieto. The Salimbeni family acquired it in the late 14th century before it became part of Siena in 1418.

During the Grand Duchy of Tuscany era, Celle thrived as an agricultural hub, where local nobility built sophisticated mansions and a fortress commanding the valleys.

A significant landslide in the late 18th century demolished the fortress and portions of the village. Currently, the surviving Tower surveys a varied landscape from Mount Cetona to Mount Amiata, safeguarding its historical legacy and customs.

Living in these surroundings means embracing a way of life rich in craftsmanship, history, and authentic character—where every instant connects past with present.

Places of interest:



- \* Pienza: The Renaissance Ideal City
- \* Montalcino: Home of Brunello Wine
- \* San Quirico d'Orcia: Authentic Tuscan Atmosphere
- \* Bagno Vignoni: Thermal Waters and Medieval Charm
- \* Montepulciano: Wine and Renaissance Splendour

## **Commun**

Chambres: 6

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.541.207

