

**Apartments for Sale in Sarteano (SI)**

**170.000 €**

**Ref: AP438**



**Size : 155 sqm**

**Rooms : 4**

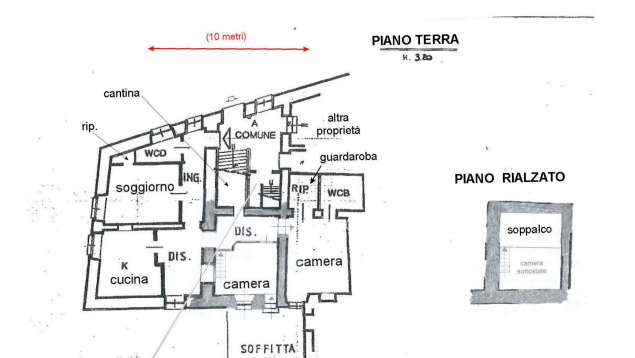
**Bedrooms : 2**

**Bathrooms : 2**

**Energy class : G**

**IPE : 300**

SARTEANO (SI), at an altitude of 573 m above sea level. and 6 km from the A1 motorway exit of Chiusi/Chianciano Terme, apartment for sale on the ground floor of a historic building in the center, well renovated maintaining the typical characteristics of the place. The surface area is approximately 155 m<sup>2</sup>, all on one floor, the apartment currently has an entrance hall, living room with frescoed walls, kitchen-dining room, bathroom, pantry, hallway, two bedrooms (one of which is a mezzanine), closet/laundry room and bathroom. with tub. The apartment is part of a building that has been renovated maintaining the historicity of the building and has been well preserved and maintained over time. The property is equipped with an independent methane heating system. The external window frames are made of wood with double glazing and wooden shutters. The flooring of the entire floor is partly in antique terracotta and partly in parquet. Attics with wooden beams and terracotta bricks. (Energy Class: G and IPE > 300 Kwh/m<sup>2</sup>year). By knocking down the wall between the kitchen and the hallway, you can obtain an even brighter living room/kitchen and three bedrooms in total. Request: Euro170,000. Ref. AP438. Possibility to purchase separately, in the basement, cellars and warehouses (with a height of approximately 2.80/3.00 metres) also with independent access, for a total surface area of approximately 120 m<sup>2</sup> divided into various rooms.



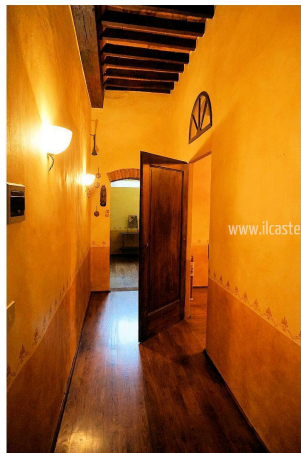














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