

**Villas for Sale in Chiusi (SI)**

**245.000 €**

**Ref: VL122**



**Size : 450 sqm**

**Rooms : 7**

**Bedrooms : 3**

**Bathrooms : 2**

**Garage : Double**

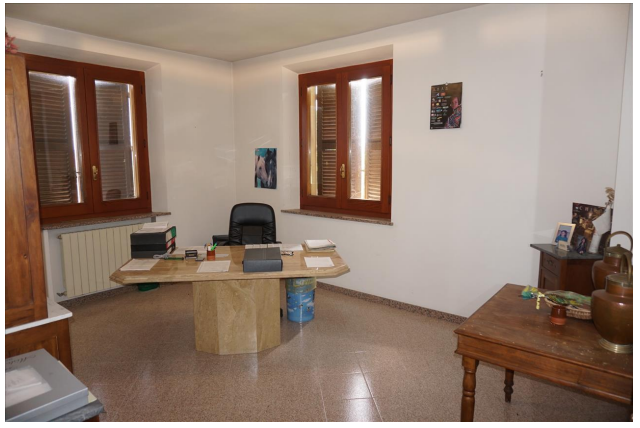
**Garden : Private**

**Energy class : G**

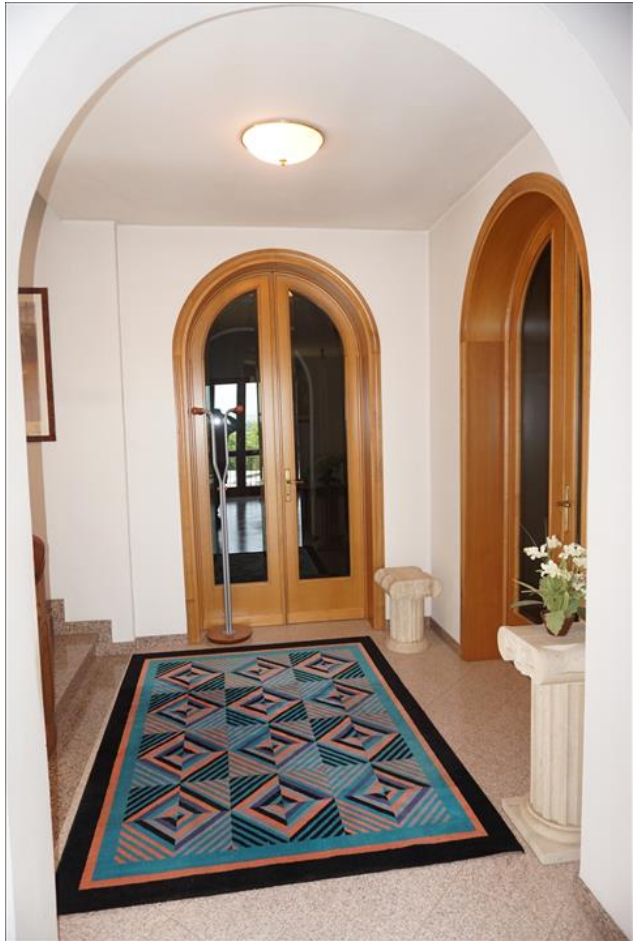
**IPE : 300**

CHIUSI (SI), loc. Montallese a few kilometers from the motorway exit A1 of Chiusi / Chianciano Terme, villa for sale in a panoramic and bright position, easily divisible into two apartments, as well as two garages, balconies, terrace, parking spaces and garden. The property currently includes a single house on two levels. On the ground floor (about 113 square meters of living space and 25 square meters + 80 square meters for the two garages) it has an entrance hall, living room with fireplace, large kitchen, large laundry room / pantry / central heating, hallway, staircase leading to the upper floor. On the first floor (about 224 square meters of living space) it has a kitchen, dining room, large living room, three bedrooms, two bathrooms, hallway, terrace and two balconies. On the second floor, the attics (about 111 square meters with an average height of 1.80 and access from a comfortable staircase). The building, fenced, was built in the 60s and was extended and completely renovated at the end of the 80s. It is in excellent general condition, with excellent quality of the materials used. The building is equipped with a methane heating system, copper radiant pipes and a new boiler. The window frames are in Douglas fir wood with double glazing. Wooden shutters. The interior doors are solid oak wood, as well as part of the rooms and kitchen furnishings. The flooring in the day area is in terracotta and single-fired ceramic, while the night area is in oak parquet. The small garden is equipped for outdoor dining and has a well (11 meters deep with excellent flow). Request Euro 245,000 (Energy Class: G and IPE > 300 Kwh / m2 year). Ref. VL122.

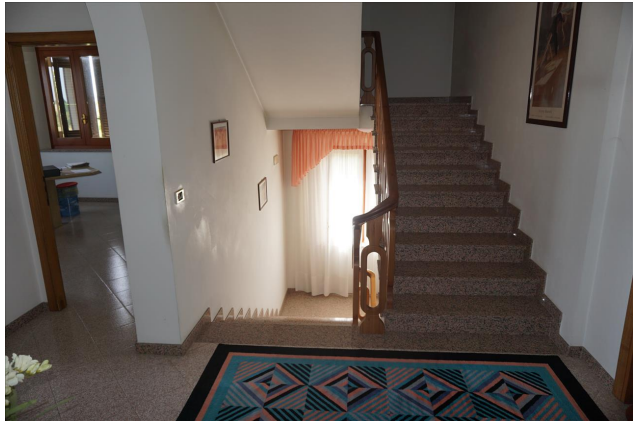














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