

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

**160.000 €**

**Ref: VL159**



**Size : 116 sqm**

**Rooms : 5**

**Bedrooms : 3**

**Bathrooms : 2**

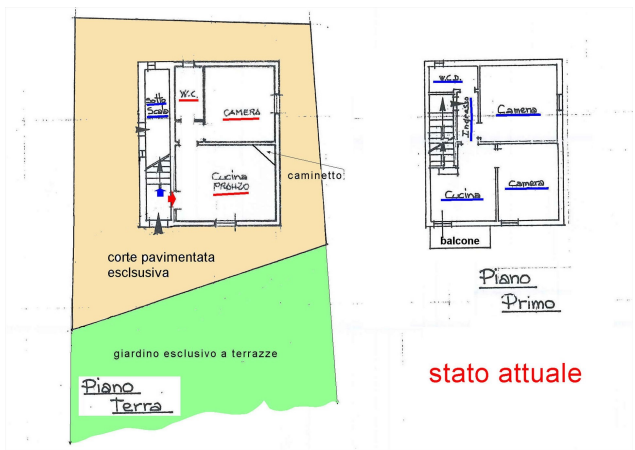
**Garden : Private**

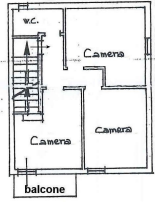
**Energy class : F**

**IPE : 376,31**

CHIUSI (SI), at an altitude of about 355 m a.s.l. and 4 km from the A1 motorway exit of Chiusi/Chianciano Terme, villa for sale in a panoramic and bright position in the upper part of the town. The main exposure of the habitable rooms of the living area is to the SOUTH. The cadastral area of the property is 116 square meters (divided into two apartments, one on the ground floor of 48 square meters and one on the first floor of 68 square meters), but which can also be easily used as a single family home with 3 bedrooms and bathroom on the first floor. It has external storage rooms with a fenced, illuminated garden of about 300 square meters and partly paved with a splendid panoramic pergola on the front of the building. On the ground floor it currently has an entrance hall, living/dining room with fireplace and kitchenette, hallway, double bedroom and various external closets. On the first floor with access from an internal staircase, it has a kitchen/dining room with panoramic balcony, 2 double bedrooms and bathroom. Usable attic. The building was renovated in the 1980s and is in a good general state of conservation, the electrical systems of both floors and the external one have recently been redone. The property is equipped with separate natural gas heating systems (per floor) (aluminum radiators and copper pipes, new boiler), has splits for air conditioning in the bedrooms. The window frames are made of wood with simple glass and mosquito nets. Painted metal shutters. The flooring is in single-fired ceramic. The property has long been included in the short-term rental circuit with excellent reviews. Request Euro 160,000. (Energy Classes: F and G and IPE 376.31 and 555.48 Kwh/m2year). Ref. VL159.







piccole modifiche  
per ottenere una  
villetta unifamiliare

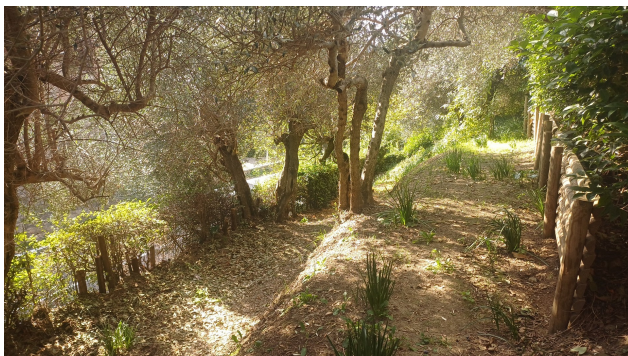












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