

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

**150.000 €**

**Ref: VL159**



**Size : 138 sqm**

**Rooms : 5**

**Bedrooms : 3**

**Bathrooms : 2**

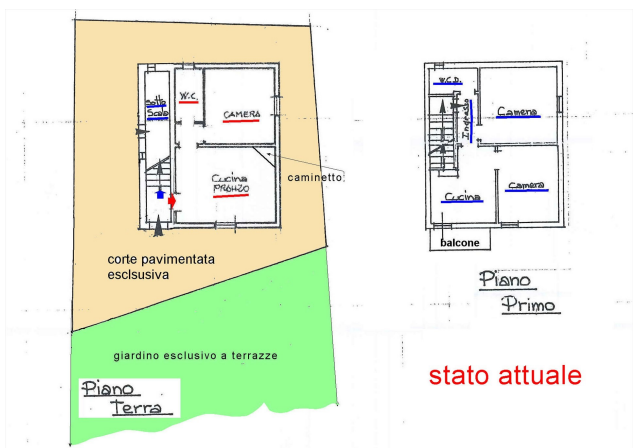
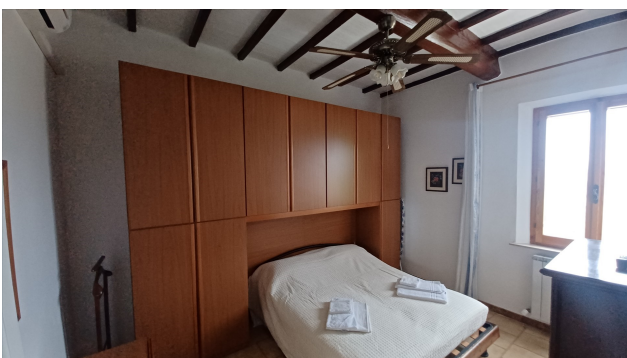
**Garden : Private**

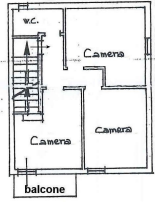
**Energy class : F**

**IPE : 376,31**

CHIUSI (SI), at approximately 355 m above sea level and 4 km from the Chiusi/Chianciano Terme A1 motorway exit, this villa is for sale in a panoramic and bright location in the upper part of town. The living areas are predominantly south-facing. The cadastral surface area of the property is 138 sq m (divided into two apartments, one on the ground floor of 48 sq m and one on the first floor of 68 sq m, plus a cellar and private garden). It could also easily be converted into a single detached home, with three bedrooms and a bathroom on the first floor. It includes outdoor storage rooms and a fenced, illuminated, and partially paved garden of approximately 280 sq m, with a splendid panoramic pergola at the front of the building. The ground floor currently features an entrance hall, living/dining room with fireplace and kitchenette, hallway, double bedroom, and several outdoor storage rooms. On the first floor, accessed via an internal staircase, it features a kitchen/dining room with a panoramic balcony, two double bedrooms, and a bathroom. There is a usable attic. The property was renovated in the 1980s and is in good overall condition. The electrical systems on both floors and the exterior were recently updated. The property has separate natural gas heating systems (aluminum radiators and copper pipes, a new boiler) for each floor, and split air conditioning in the bedrooms. The exterior window frames are wooden with single-glazed windows and mosquito nets. The shutters are painted metal. The flooring is single-fired ceramic. The property has long been a popular short-term rental property with excellent reviews. Asking price: Euro150,000. (Energy Classifications: F and G and IPE 376.31 and 555.48 kWh/m2 per year). Ref. VL159.







piccole modifiche  
 per ottenere una  
 villetta unifamiliare

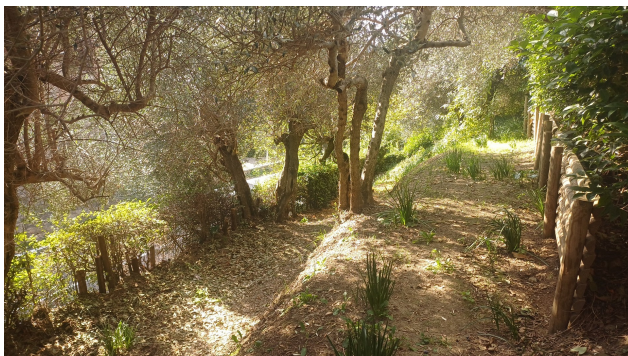












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