

Townhouse for Sale in Sarteano (SI)

220.000 €

Ref: TT226



Size : 132 sqm

Rooms : 5

Bedrooms : 3

Bathrooms : 3

Garden : Private

**Swimming pool : in
comune**

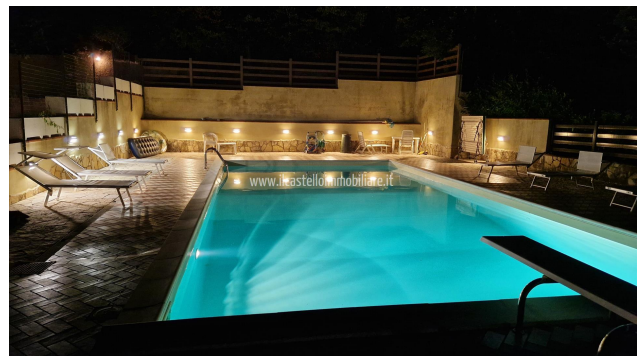
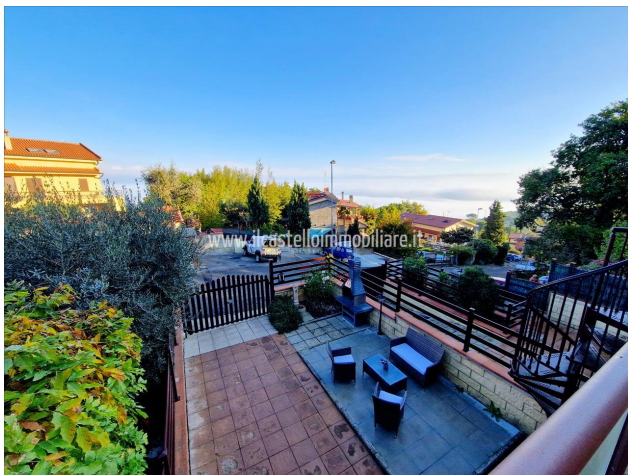
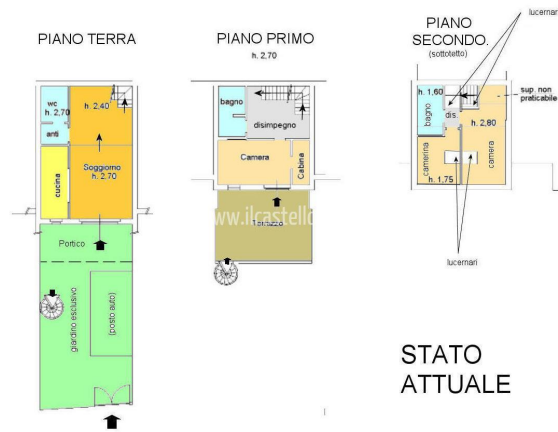
Energy class : D

IPE : 83,22

SARTEANO (SI) obligatory stop to access Val d'Orcia, at an altitude of approximately 600 m above sea level. and 8 km from the A1 motorway exit of Chiusi/Chianciano Terme, for sale portion of a recently built terraced house in perfect general conditions. Independent access with garden and panoramic terrace. Excellent for every need, from a residence to a holiday home, also given the availability of a swimming pool for private use by the inhabitants of the complex (few units). The overall commercial surface area of the property is approximately 132 m² (3 bedrooms and 3 bathrooms).On the ground floor it has vehicular and pedestrian access to the private garden (approximately 46 m²), additional parking space and spiral staircase for direct access to the terrace, entrance porch (approximately 12 m²), living room with ventilated fireplace and staircase. access to the upper floor, dining room, kitchen (with dishwasher), bathroom with dressing room (with washing machine and dryer).On the first floor, it has a double bedroom with wardrobe and large terrace (about 24 m²), bathroom with shower, hallway with bookcase.On the second floor (attic) it has a bedroom with skylight, bedroom/study with skylight, bathroom with hydromassage tub and hallway with skylights.In the garden, partly paved, there are well-defined spaces for conviviality and outdoor dinners, with barbecue, tables, chairs and garden sofas, external lanterns, all for pleasant summer evenings. The swimming pool and solarium complete the enjoyment of the property in every season of the year. Outside there is an exclusive parking space as well as the possibility of purchasing two more.The property was built in the early 2000s and recently renovated and reorganized based on the architect's project. Barbara Fatini, is in excellent general condition.The construction is in reinforced concrete, plastered facade, insulated brick roof.The external window frames are made of wood with double glazing and excellently maintained wooden doors. The particularly valuable solid wood doors with pickled

treatment. The flooring is floating parquet in every room, except two bathrooms which are ceramic. The property is equipped with an independent methane heating system, an alarm system with video surveillance, controllable with a remote App and a system connected to the telephone network with fiber optic service. Predisposition for electrically controlled gate. The property is offered for sale including the present furniture, turnkey! Request Euro220,000. (Energy Class: D and IPE: 83.22 Kwh/m2year). Ref. TT226.



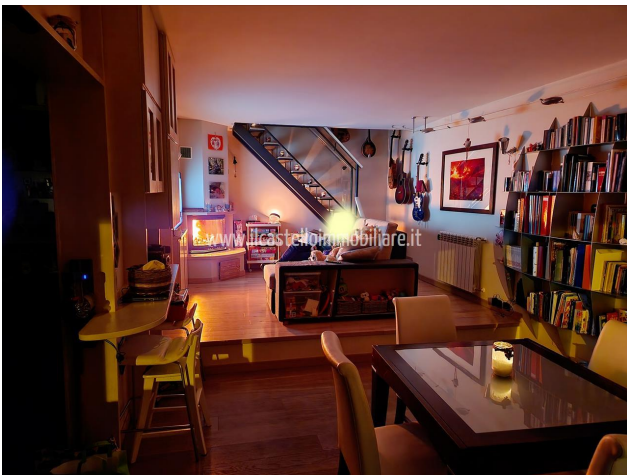
























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