

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

**75.000 €**

**Ref: AP792**



**Size : 110 sqm**

**Rooms : 4**

**Bedrooms : 2**

**Bathrooms : 2**

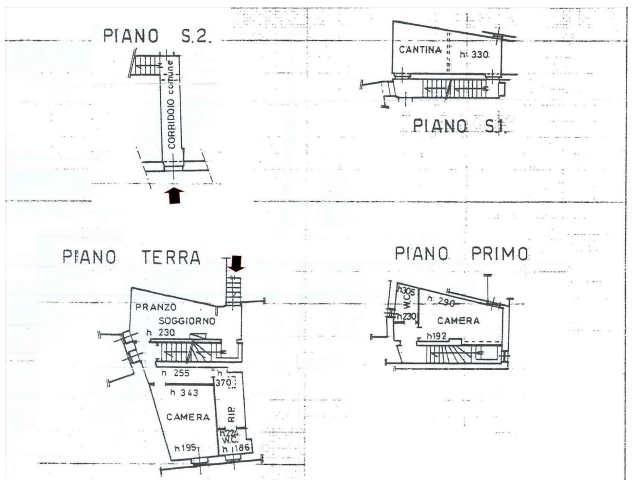
**Garage : No**

**Energy class : G**

**IPE : 342,40**

SARTEANO (SI), at an altitude of 573 m a.s.l. and 6 km from the Chiusi/Chianciano Terme A1 motorway exit, for sale apartment with independent access on the ground and first floors in the historic centre. Panoramic views over the roofs and Monte Cetona. The total commercial area is about 110 square meters. The apartment (about 100 square meters) has on the ground floor an entrance hall, living/dining room with kitchenette, hallway, bedroom, small bedroom/study and bathroom, on the upper floor (access from ) has a bedroom and bathroom, in the basement (access from an internal staircase) has a large and high cellar (about 21 square meters) with independent access. The property was renovated in the 1980s and is in a good general state of conservation, including the roof. For heating, the apartment uses a thermo-air fireplace, with air vents in the rooms on the ground floor and in the bedroom on the first floor. The windows are made of wood, with simple glass and mosquito nets, aluminum shutters. The flooring is in antique terracotta (faux terracotta porcelain stoneware only in the living room). Request Euro 75,000 negotiable. Option to move the kitchen to the south side along with the living room, replacing the bedroom, thus creating more light and space; see floor plans. Option to purchase another apartment on the same floor (at a lower price) of approximately 108 square meters, resulting in three bedrooms, two or three bathrooms, a study, two cellars, and a large living area (see floor plans on the website). (Energy Class: G and IPE: 342.40 kWh/m<sup>2</sup> per year). Ref. AP792.

















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