

**Townhouse for Sale in Sinalunga (SI)**

**49.000 €**

**Ref: TT234**



**Size : 150 sqm**

**Rooms : 5**

**Bedrooms : 3**

**Bathrooms : 2**

**Garage : Single**

**Energy class : G**

**IPE : 543,27**

SINALUNGA (SI), at an altitude of 411 m above sea level. in the characteristic village of Rigomagno, for sale townhouse on 3 levels with a cadastral area of 150 m<sup>2</sup> to be renovated internally and with a newly redone roof! Panoramic view from the balcony towards the East. On the ground floor there are two large cellars with closets and oven (one of which can also be used as a garage for a small car), on the first floor 2 rooms, closet and bathroom, on the second floor hallway, living room, kitchen with balcony, bedroom and bathroom. Original wooden floors and bricks, mostly original terracotta floors. The property is currently equipped with an independent oil heating system with a boiler room on the ground floor. The external window frames are made of wood, simple glass and wooden shutters. Easy parking possibility just outside the village walls. By moving just a few partitions it will be easy to create 3 bedrooms and three bathrooms, creating a living area on the second floor and a sleeping area mainly on the first floor (see plans with suggestions for modifications attached to the announcement). Request Euro 49,000. (Energy Class: G and IPE: 543.27 KWh/m<sup>2</sup>year). Ref.: TT234















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