

Apartments for Sale in Sinalunga (SI)

146.000 €

Ref: AP818



**Size :** 125 sqm

**Rooms :** 4

**Bedrooms :** 2

**Bathrooms :** 1

**Garage :** Double

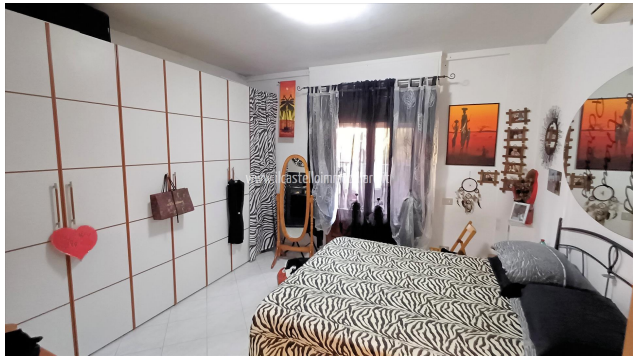
**Garden :** Private

**Energy class :** G

**IPE :** 300

SINALUNGA (SI), locality GUAZZINO, at an altitude of 285 m above sea level. and 4 km from the A1 motorway exit of Valdichiana, top floor apartment for sale (the second) in a 1990s building in good general condition. Panoramic view from the splendid exclusive terrace. The apartment enjoys views on four sides due to a prevailing exposure towards the West. The overall commercial surface area of ??the apartment is approximately 125 m<sup>2</sup> (taking into account the surface area of ??the apartment of approximately 78 m<sup>2</sup>, the terrace of approximately 130 m<sup>2</sup>, the garden/courtyard of approximately 50 m<sup>2</sup>, the garage of 25 m<sup>2</sup> and the parking space). car. The apartment has an entrance hall, large living room with pellet stove (also ducted in the master bedroom), habitable terrace with large veranda for excellent outdoor dinners, kitchen/dining room, utility room with washing machine, bathroom, bedroom and bedroom from a common external staircase, with an exclusive garden on the first floor and a garage in the basement. In front of the garage there is a private courtyard for an external parking space. The apartment is equipped with an independent methane heating system. currently reduced for the pellet stove, it is also suitable for a fireplace. The apartment is equipped with an air conditioning system, satellite TV, fiber optics. The windows are made of wood, with double glazing and roller shutters are made of PVC. The flooring of the entire floor is in single-fired ceramic. Request Euro146,000 negotiable. (Energy Class: G and IPE > 300 Kwh/m<sup>2</sup>year). (the address given in the advert is only indicative of the area). Ref. AP818.















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