

**Townhouse for Sale in San Casciano dei Bagni (SI)**

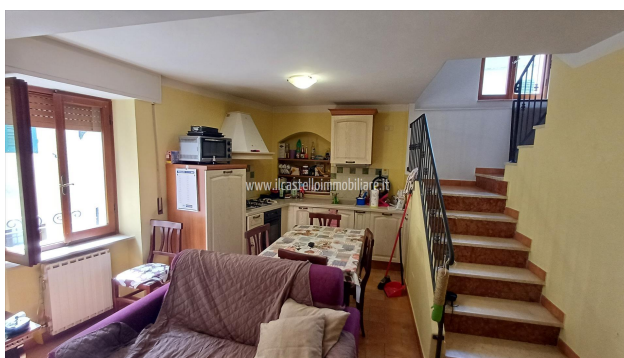
**80.000 €**

**Ref: TT245**



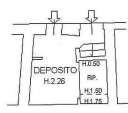
**Size : 87 sqm**  
**Rooms : 3**  
**Bedrooms : 2**  
**Bathrooms : 1**  
**Garage : No**  
**Garden : No**  
**Energy class : G**  
**IPE : 210,66**

SAN CASCIANO DEI BAGNI (SI), loc Celle Sul Rigo, at an altitude of 598 m above sea level. and 21 km from the A1 motorway exit of Fabro, townhouse for sale in the historic center, good condition and with independent entrance. Overlooking the streets of the village, with double exposure. Sunny location. The overall commercial surface area of ??the property is approximately 86 m2. On the ground floor it has an entrance with staircase leading to the upper floor and cellar/laundry. On the first floor, it has a living/dining room with kitchenette (with staircase leading to the upper floor) and storage room. On the second floor 2 bedrooms, bathroom and hallway with retractable ladder in the attic for access to the attics. Easy possibility of public parking a short distance away. The house is equipped with an independent LPG heating system (city gas for the hamlet of Celle Sul Rigo). In the living room there is also a wood stove. The windows are made of wood, with simple glass and the roller shutters are made of PVC. The flooring of the entire floor is in porcelain stoneware. Request Euro 80,000 negotiable. (Energy Class: G and IPE 210.66 Kwh/m2year). Ref. TT245





PIANO TERRA



PIANO PRIMO



PIANO SECONDO



PIANO TERZO

























*IL CASTELLO IMMOBILIARE S.R.L.  
Corso Garibaldi, 18/20 - 53047 Sarteano (SI)  
P.IVA: 01070020522  
Tel: 0578 266836 / Email: [info@ilcastelloimmobiliare.it](mailto:info@ilcastelloimmobiliare.it)*