

Apartments for Sale in Sarteano (SI)

Upon request

Ref: AP854



Size : 156 sqm

Rooms : 3

Bedrooms : 2

Bathrooms : 2

Garage : Double

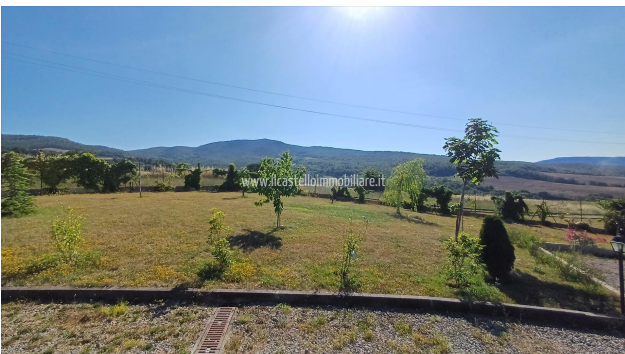
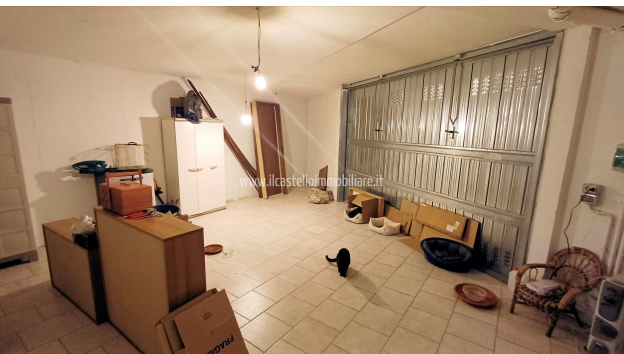
Garden : Private

Energy class : D

IPE : 91,70

SARTEANO (SI), at an altitude of 573 m above sea level and 6 km from the A1 motorway exit of Chiusi/Chianciano Terme, apartment for sale on the first and last floor of a small condominium building with exclusive and well-disposed entrances and gardens. Open view and with excellent panoramic glimpses of the surrounding countryside. The apartment is very bright and enjoys views on three sides for a prevalent exposure towards SOUTH/EAST-SOUTH/WEST. The total commercial surface area of ??the property measures approximately 156 m² (in consideration of the cadastral surfaces of the garage equal to 36 m² and of the apartment equal to 138 m² including the incidence of the uncovered parts, only the apartment 103 m²). The well-kept garden, also full of valuable trees, measures approximately 1600 square meters and has comfortable spaces for maneuvers and driveway access with a motorized gate, there is also an underground tank of 5000 liters for collecting rainwater, to be used for irrigation. The garage has access from a shared ramp and has an internal staircase connecting to the exclusive garden. The apartment, with access from a private external staircase (equipped with a stair-climbing chair) has an entrance hall, large living-dining room with kitchenette, hallway, closet with washing machine and boiler, two bedrooms, one with bathroom with shower and another bathroom with bathtub. The attic (low) has access from a retractable hatch on the attic of the corridor. The apartment is part of a building that was built in the mid-2000s and has been well preserved and maintained over time. It is in excellent general condition. The apartment is equipped with underfloor heating, powered by a condensing LPG boiler. Single TV system. Provision for a chimney for a fireplace in the living area. Armored door, windows are made of wood, with double glazing and mosquito nets, wooden shutters. The flooring on the entire floor is in single-fired ceramic. The condominium parts, in addition to the structural ones such as the roof, are the access

ramp to the garages with relative maneuvering spaces and the septic tank for the disposal of sewage. Private negotiation. (Energy Class: D and IPE: 91.70 Kwh/m2year). Ref. AP854.















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