

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

**180.000 €**

**Ref: AP867**



**Size : 164 sqm**  
**Rooms : 5**  
**Bedrooms : 2**  
**Bathrooms : 3**  
**Garage : Parking space**  
**Garden : Private**  
**Energy class : D**  
**IPE : 72,35**

SARTEANO (SI), at an altitude of approximately 550 m above sea level and 7 km from the A1 motorway exit of Chiusi/Chianciano Terme, for sale apartment on the ground floor of a peripheral four-family building, with shared access and independent access. Panoramic view of the Sarteano Castle and the countryside. The property measures a total commercial cadastral area of ??164 m<sup>2</sup>, taking into account an apartment (cadastral area 134 m<sup>2</sup>), an adjacent warehouse (with the same finishes as the apartment) and internally connected (47 m<sup>2</sup>), terrace, exclusive parking space (12 m<sup>2</sup>) with shared maneuvering area and three portions of exclusive garden (two on the south/west side and one on the south/east side), as well as a portion of exclusive attic on the second floor. Very bright, it is in good general condition (renovation completed in 2013). Easy parking possibility in the vicinity of the building for guests. The apartment has an entrance hall, living room with fireplace, dining area with kitchenette, hallway, double bedroom, double bedroom with wardrobe, two bathrooms with shower (with windows), hallway with access to the warehouse, storage room (small bedroom without window). The warehouse (with windows and habitable height), in fact an extension of the apartment, has independent external and internal access via five steps, has a bathroom and can be used as a study, laundry room, tavern, another bedroom. The attic has access from the stairwell, it is partly usable, then the height is reduced and limits its use. From the living room and the warehouse you can exit directly into the garden. The property was built in the 70s. The apartment is equipped with an independent LPG heating system with a shared underground tank. The windows are made of wood with double glazing and wooden shutters. The flooring on the entire floor is single-fired ceramic. Asking price Euro 180,000. (Energy Class: D and IPE: 72.35 Kwh/m<sup>2</sup> year). (the address shown in the advert is only indicative of the area) Ref. AP867.













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