Il Castello
IMMOBILIARE

Apartments for Sale in Montalcino (SI) **145.000 €**

Ref: AP934



Size : 111 sqm
Rooms : 5
Bedrooms : 3
Bathrooms : 2
Garage : Double
Energy class : E
IPE : 70,81

TORRENIERI, a hamlet of Montalcino, located in a quiet area with panoramic views over the Val d'Orcia (6 km from Montalcino and 8 km from Pienza), offers for sale a pleasant, light-filled apartment on the first floor, featuring two balconies. The property comprises a spacious living room with a panoramic balcony-offering a 180-degree view spanning East, South, and West-perfect for relaxing outdoors. Adjoining the living room is a dining area with a kitchenette, a small balcony, and a pantry. There are three bedrooms, two well-laid-out bathrooms, and a convenient garage/cellar. The property is in excellent condition, meticulously maintained, and move-in ready. Given its prime location and interior features, it represents a highly attractive opportunity, whether as a primary residence or an investment. It offers a comfortable, functional living space, ideal for those seeking tranquility without sacrificing convenience.The total commercial area (as per land registry records) is approximately 111 square meters (comprising a 99-square-meter apartment and a 24-square-meter garage, calculated with the standard reduction). The garage is spacious enough for a vehicle and shelving, and includes a laundry area; it has been recently floored and painted, with the metal overhead door also freshly repainted. There is easy parking available in the building's courtyard. The apartment is part of a structure built in the 1980s, which has been well-preserved and maintained over time; the external walls are insulated. The apartment features an independent natural gas heating system (with aluminum radiators and copper piping). The windows are wooden with single glazing, supplemented by secondary anodized aluminum frames and insect screens. The windows facing the balconies are all fitted with new iron security grilles. The roller shutters are made of PVC. There is a new armored entrance door. The flooring consists of single-fired ceramic tiles in the living area and parquet in the sleeping area. The stairwell is very well maintained, with clean,

recently painted walls, and the landings are decorated with plants. Asking price: Euro145,000, including partial furnishings. (Energy Class: E; IPE: 70.81 kWh/m² per year). (The address provided in the listing is only an indication of the general area.) Ref. AP934.



















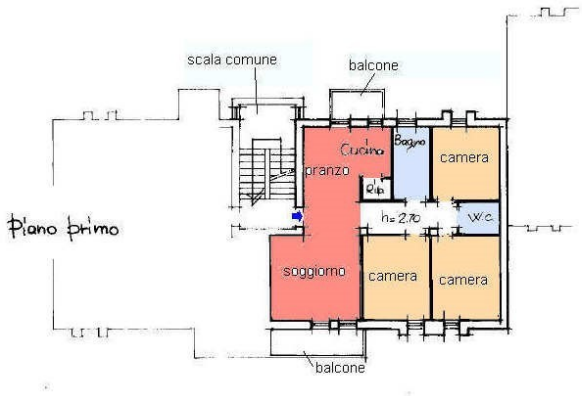












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