

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

**140.000 €**

**Ref: TT27**



**Size : 181 sqm**

**Rooms : 4**

**Bedrooms : 2**

**Bathrooms : 2**

**Garage : No**

**Garden : No**

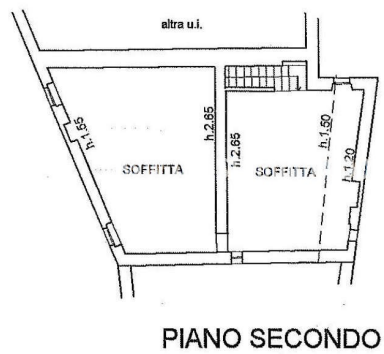
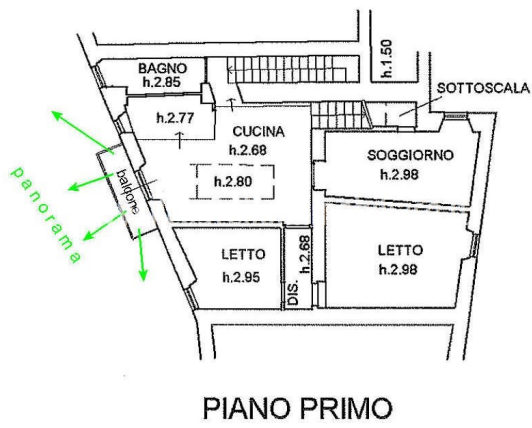
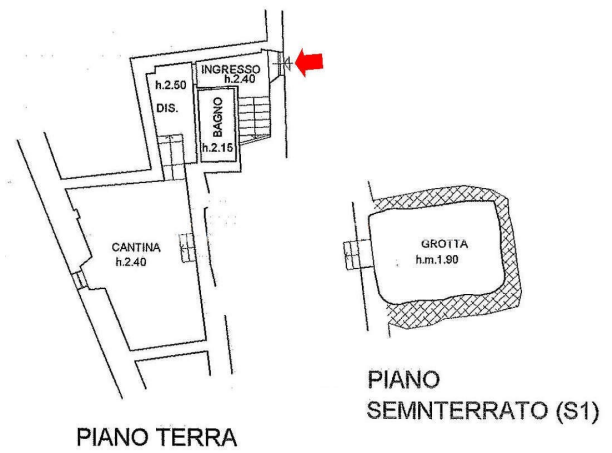
**Energy class : F**

**IPE : 233,50**

SARTEANO (SI), at an altitude of 573 m above sea level and 6 km from the Chiusi/Chianciano Terme A1 motorway exit, offers for sale a townhouse in the historic center, in good condition (recently renovated) and with independent access. Very bright and with panoramic views to the south/east from the balcony. The cadastral floor area is 181 sq m, including the first-floor apartment of approximately 120 sq m, the attic space of approximately 69 sq m (50% interest), and the ground-floor cellars of approximately 53 sq m (50% interest). The ground floor comprises an entrance hall, hallway, bathroom, and a large cellar/workshop leading down to a cave (this room could be renovated and converted into a tavern/study as it also features a window). The first floor comprises a kitchen/dining room with a balcony, living room, under-stairs storage room, bathroom, hallway, and two bedrooms. The second floor features two large attics (accessible via an internal brick staircase from the living room, partially convertible into two additional multipurpose rooms, plus the possibility of creating a bathroom). The property is equipped with an independent methane heating system (with aluminum radiators, copper pipes, and a new boiler), and the kitchen/dining area features a chimney with a pellet stove. The exterior windows are NEW, made of wood with double glazing, mosquito nets, and painted anodized aluminum shutters. The entrance door is new, made of wood. The flooring is partly porcelain stoneware and partly laminate parquet. The area is covered with fiberboard. Asking price Euro140,000, negotiable. (The address listed in the listing is indicative of the area only.) (See uploaded plans for the possibility of

modification.) (Energy Class: F: and IPE = 233.50 Kwh/m2 per year). Ref. TT27











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