

Villas for Sale in Sarteano (SI)

Upon request

Ref: VL41



Size : 600 sqm

Field : 3 ha

Bedrooms : 6

Bathrooms : 3

Garage : Double

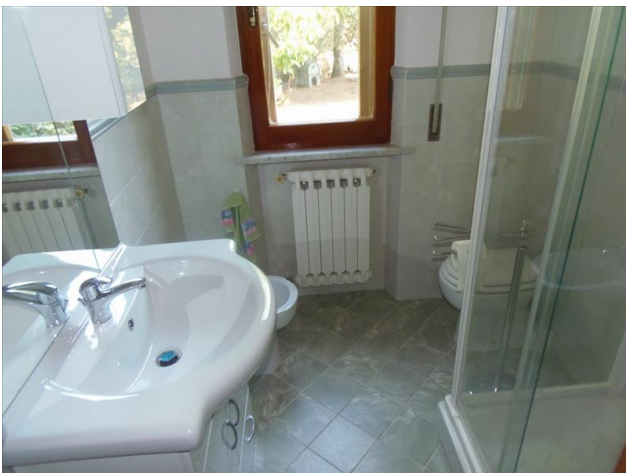
Garden : Private

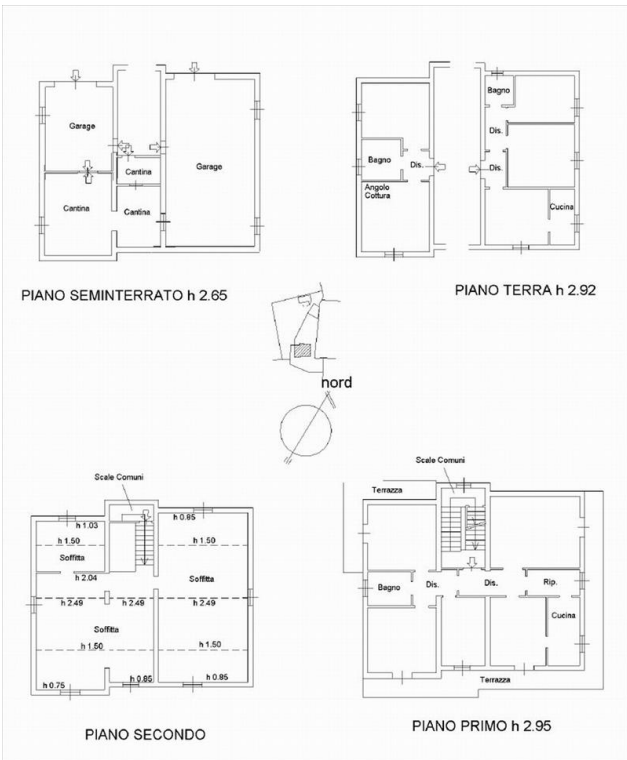
Energy class : D

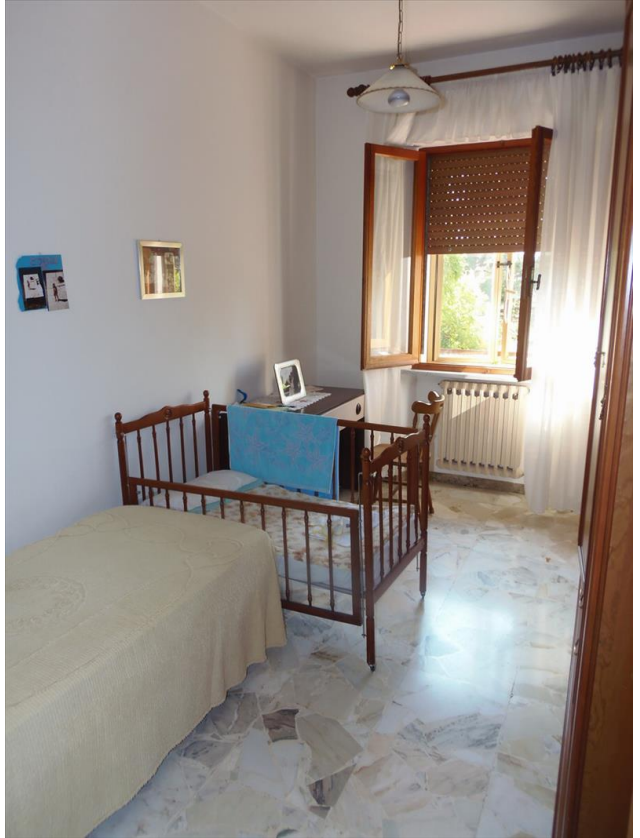
IPE : 125,266

SARTEANO (SI), at an altitude of 350 m s.l.m., villa for sale in the countryside in a panoramic position with about 3 hectares of land (olive grove and vineyard), short private access road. The main building has: in the basement there is a garage (about 70 sq m), a garage (about 29 sq m), a cellar and storage rooms (for a total of about 42 sq m); on the ground floor (about 150 sq m living space) it has a large common stairwell, apartment (about 57 sq m) with entrance, living room, kitchen, bedroom and bathroom, apartment (about 70 sq m) entrance living / dining room with fireplace, 2 bedrooms and bathroom; on the first floor (about 150 square meters of living space) large apartment with entrance, living room, dining room, kitchen, utility room, 3 bedrooms, bathroom and perimeter balcony; on the second floor (about 150 square meters, max height 2.49, min. 0.85 meters) the attic with a convenient access staircase used as a storage room. The property for sale also includes 2 annexes of about 55 square meters each used as warehouses, tool shed, shelter for animals and wood-burning oven. The property was built in the years 1975/76 and was partially renovated in 2011. It is in a good general state of conservation. The property is equipped with an independent oil / pellet heating system, a fireplace and a wood stove. The window frames are made of wood without double glazing, with plastic roller shutters. The flooring of the various habitable areas is all in marble chips. The land partly used as a garden with various arboreal plants, also has an irrigation system, large water collection tank, vineyard (with production of wine for consumption), olive grove of about 210 plants (which produces on average about 3

ql of oil per year). The land is divided into three detached but very close bodies, in detail there are about 1.3 hectares merged with the buildings, 1 hectare beyond the road and 2700 square meters 250 meters from the others. The sale includes all the equipment present and essential for cultivation. Private Negotiation. (Energy Class: D and I.P.E .: 125,266 KWh / m2year). Ref. VL41.







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