

**Villas for Sale in Montepulciano (SI)**

**85.000 €**

**Ref: VL158**



**Size : 211 sqm**

**Rooms : 9,5**

**Bedrooms : 2**

**Bathrooms : 3**

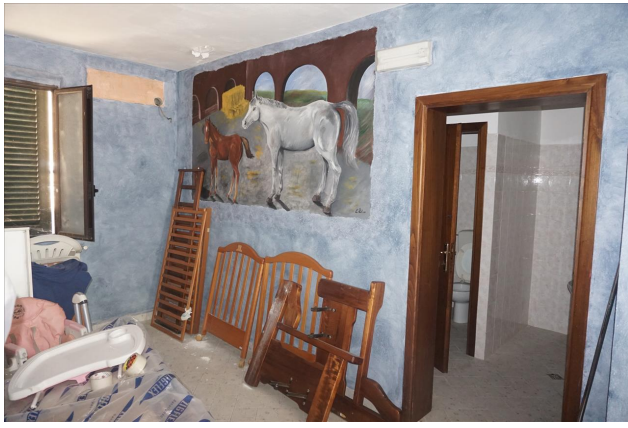
**Garden : Private**

**Energy class : G**

**IPE : 300**

MONTEPULCIANO (SI), loc S. Albino a stone's throw from the thermal baths and swimming pools, for sale villa to be restored with exclusive land. The cadastral area measures 211 square meters for the main building on two levels above ground plus cellars in the basement. The exclusive courtyard on four sides measures approximately 200 square meters. The building on the ground floor (about 80 square meters) had been used as a commercial activity (in 2010) and therefore presents the setting of services for this sector (a feature that would still be current and very interesting); upstairs (attic of about 80 square meters) possibility of mixed use as there are 5 rooms, a balcony and a bathroom. There is also an external staircase at the rear of the building. In the basement there are cellars (total area of about 80 sq m). On the ground floor with simple modifications it is possible to create a living room, kitchen/dining room, two bedrooms, two bathrooms. The property is equipped with a natural gas heating system. The window frames are in wood on the upper floor and in aluminum on the ground floor. The flooring on the ground floor is in single-fired ceramic, while the upper floor is in marble chips. Request Euro 85,000 negotiable (Energy Class: G and IPE > 300 Kwh/m2year). (the current plans and with hypotheses of modification can be downloaded from the website) Ref. VL158.

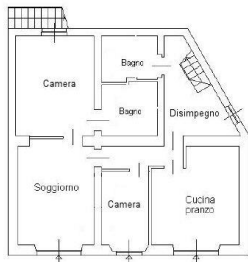




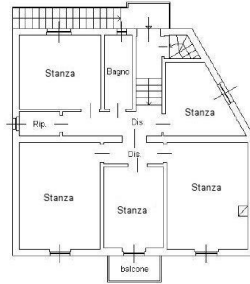




## ipotesi di MODIFICA



PIANTA PIANO TERRA  
H. 2,70



PIANTA PIANO PRIMO  
H. 2,40















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