

Villas for Sale in Chiusi (SI)

225.000 €

Ref: VL180



Size : 287 sqm

Rooms : 16,5

Bedrooms : 6

Bathrooms : 3

Garage : Double

Garden : Private

Energy class : G

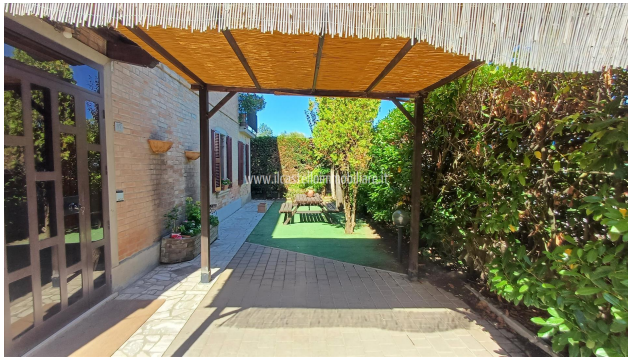
IPE : 300

CHIUSI (SI), Montallese area 8 km from the A1 motorway exit of Chiusi/Chianciano Terme and 9 km from the Chiusi train station, villa for sale in good condition and divided into two independent apartments. Garden, vegetable patch and every comfort. Bright and welcoming. The total cadastral area of the two apartments is 131 m² + 156 m², while for the garages 47 m² + 24 m² and the garden and vegetable garden for a total of approximately 1000 m² with artesian well. The first apartment has on the ground floor an entrance / living room with a small study (and pellet stove), dining room with kitchenette, dressing room and bathroom with shower; on the first floor (going up the staircase in the iron and wood living room) it has three double bedrooms (two of which with a balcony and one with a terrace of approximately 10 m²), bathroom with shower and closet. The second apartment has an entrance hall and kitchen/dining room with pellet stove, living room with fireplace on the ground floor; on the first floor (going up the staircase in the iron and wood living room) it has two double bedrooms (one with a balcony), a single bedroom and a bathroom with tub. The attic floor is accessible by a retractable ladder on the attic. On the ground floor there is also a garage (24 m²) and a cellar, while adjacent to the building itself on the west corner there are two storage rooms and a wood-burning oven. There is also a detached building used as a garage (47 m²) with fireplace and laundry/tavern area and a storage room. The garden has driveway access via an iron gate with automated opening and reserved areas have been created for each apartment, in addition to the common part for parking and access to the garages. The property is of remote construction and was renovated in the 1980s (second apartment) and in the mid-1990s (first apartment). The apartments are equipped with heating systems powered by pellets (the first apartment) and diesel (the second apartment). The first apartment is equipped with solar panels for the production of domestic hot water. The external window

frames are made of wood with double glazing (without air chamber) and the shutters are also made of wood. The flooring is in single-fired ceramic. Request Euro 225,000 negotiable. (Energy Class: G and IPE > 300 Kwh/m²year). Ref. VL180.



























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