

Apartments for Sale in Sarteano (SI)

199.000 €

Ref: AP790



Size : 139 sqm

Rooms : 3

Bedrooms : 2

Bathrooms : 2

Garage : Double

Garden : Private

Energy class : C

IPE : 157,196

In SARTEANO (SI), a charming Tuscan village located at an altitude of 573 meters above sea level and just 6 km from the Chiusi/Chianciano Terme A1 motorway exit, we offer for sale a three-room apartment on the raised ground floor of a building with a total of four residential units. The apartment was completely renovated in 2018, with particular attention to energy efficiency. It is located in a quiet residential area surrounded by greenery and characterized by flat roads, approximately 1 km from the town center. The property enjoys triple exposure, with a predominantly southeast orientation, and therefore enjoys excellent natural light. The property's commercial cadastral surface area is 139 square meters (including the 112 square meter apartment, the 33 square meter garage, two 9 square meter balconies, and two 226 square meter balconies). The gardens are well-maintained, lush, and feature fruit trees, one at the front and one at the back. The latter is spread over two levels, with the upper level featuring flooring with electrical hookup and the option to install a gazebo. The apartment opens onto a spacious open space comprising a living area and open-plan kitchen. Two large openings overlook the rear garden: a window and a French door leading to the first balcony, which is accessed via a staircase to the rear garden. The hallway, equipped with a custom-made wooden closet serving as storage, leads to the sleeping area consisting of two bathrooms and two bedrooms. The master bathroom has a window and a large custom-made shower, while the second is smaller but fully equipped. Both bedrooms are double and overlook the entrance garden. The first has a double window, while the other has a French

door leading to the second balcony. The property also includes a 35 sq m garage, also accessible from the inside, a parking space, and a 40 sq m attic with electrical wiring. The renovation included high-quality materials and finishes: double-glazed PVC/aluminum windows with bottom-hung openings and mosquito nets, electric shutters, a security door, and wood-effect porcelain stoneware flooring. The apartment features independent underfloor heating powered by natural gas and a condensing boiler. Individually adjustable thermostats are installed throughout the property to ensure maximum comfort. The air conditioning system (two split units with provision for a third) and a controlled mechanical ventilation system ensure proper air exchange to prevent humidity and mold. Satellite TV, fiber optics, LED lighting, garden irrigation, a water collection tank, a pressure pump, and a water softener are also included. The property has two entrances: one from the shared staircase and the other private from the rear garden. Furnishings are not included, but the kitchen may be negotiated. Asking price: Euro199,000, negotiable. (Energy Class: C and IPE: 157.96 kWh/m2 per year). Ref. AP790.









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