

**Townhouse for Sale in San Casciano dei Bagni (SI)**

**200.000 €**

**Ref: TT257**



**Size : 211 sqm**  
**Rooms : 5**  
**Bedrooms : 3**  
**Bathrooms : 1**  
**Garage : Double**  
**Garden : Private**  
**Energy class : G**  
**IPE : 300**

SAN CASCIANO DEI BAGNI (SI), in Palazzone, at an altitude of 408 m above sea level and 10 km from the Fabro A1 motorway exit, this terraced house is for sale. It overlooks four sides, with only one side adjoining. It features independent access (only four external steps), a garage, another room, and a private garden of approximately 250 m2 on three sides. It offers panoramic views and is bright. The total commercial cadastral area of the property is approximately 211 square meters (including the 141 square meter apartment on the raised ground floor and the 139 square meter basement used as a warehouse). The basement level includes a large garage (two adjoining rooms of approximately 80 square meters, including the boiler room) and another room (approximately 59 square meters) rented as a warehouse to a telephone company under a regular lease. The raised ground floor includes an apartment comprising an entrance hall, living room with wood-burning stove, kitchen/dining room with balcony, dishwasher, wood-burning stove (also for cooking), and fireplace, hallway with pellet stove, bedroom, bathroom with shower and washing machine, and two additional bedrooms with balconies. From the hallway, a hatch in the attic provides access to the attic. Easy parking is available near the building. The building was built in the early 1980s and has been well preserved and maintained over time. The home is equipped with an independent heating system with cast iron radiators and copper pipes. (diesel-powered and easily convertible to LPG), as well as stoves. The apartment is equipped with an independent TV system and satellite TV. The windows are wooden with double glazing and the roller shutters are PVC. The flooring is single-fired ceramic. Asking price Euro 200,000. (Energy Class: G and IPE > 300 kWh/m2 per year). Ref. TT257































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