

Townhouse for Sale in Montepulciano (SI)

400.000 €

Ref: TT273



Size : 294 sqm

Rooms : 8

Bedrooms : 4

Bathrooms : 4

Garage : No

Garden : Private

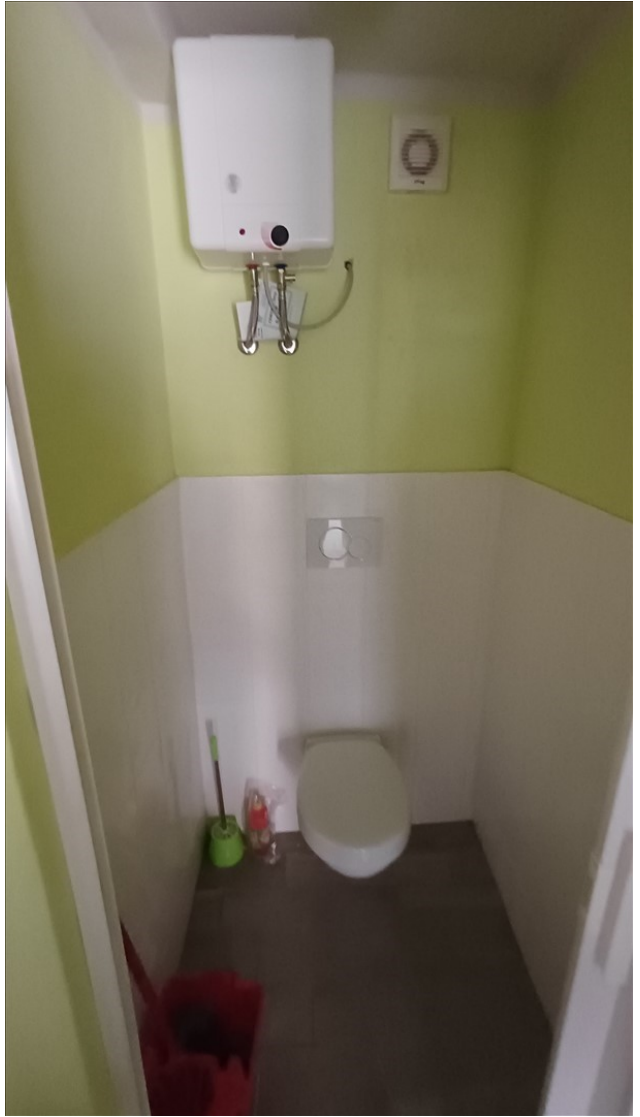
Energy class : A1

IPE : 99,32

For sale in Montepulciano (SI)-specifically in the hamlet of Acquaviva, at an elevation of approximately 300 meters above sea level and 15 km from the Chiusi/Chianciano Terme A1 motorway exit-is a charming, renovated 19th-century townhouse. The property is arranged over three floors and features independent access; it is free on two sides (Southwest and Northeast) and adjoined on the other two. The layout comprises two apartments (located on the first and second floors, accessed via a shared internal staircase) and a ground-floor shop and workshop (with entrances and display windows facing the main street), as well as a private rear garden. The total commercial floor area is approximately 294 sqm (comprising apartments of 93 sqm and 97 sqm, a 32 sqm shop, and a 50 sqm workshop, plus a garden/courtyard area of ??approximately 220 sqm).The property is in excellent condition following a comprehensive renovation in 2018 that covered the entire building, including the roof, systems, flooring, windows and doors, plasterwork, the façade (featuring decorative relief elements), balconies, and more.The ground floor houses a workshop (with a bathroom and anteroom) and a shop (with a bathroom and anteroom); both are independent units currently under lease, generating an excellent monthly income. There is also an entrance door leading to the shared stairwell for the two apartments; from here, one can access the rear courtyard, which includes an outbuilding containing two storage rooms-one allocated to each apartment. Similarly, the courtyard itself is divided in half, with each section belonging to one of the apartments. First-floor apartment comprising an entrance hall with a balcony, a spacious living room, a kitchen/dining area, a storage room, a bathroom, and two double bedrooms (one with a spacious terrace).Second-floor apartment comprising an entrance hall, a spacious living room, a kitchen/dining area, a bathroom, and two double bedrooms (one with a terrace).The residential units feature solar panels for domestic hot water and

independent natural gas heating systems with condensing boilers, while the ground-floor commercial premises are equipped with heating and air conditioning systems. The area has fiber-optic coverage (FTTC or FTTH). The windows are PVC with double glazing and metal shutters. Flooring is porcelain stoneware (wood-effect), and the floor slabs are of clay-block and concrete construction. Asking price: Euro400,000 (negotiable). (Best Energy Class: A1; IPE: 99.32 kWh/m² per year). (The address shown in the listing is indicative of the area only.) Ref. TT273









IL CASTELLO IMMOBILIARE S.R.L.
Corso Garibaldi, 18/20 - 53047 Sarteano (SI)
P.IVA: 01070020522
Tel: 0578 266836 / Email: info@ilcastelloimmobiliare.it