

Townhouse for Sale in Sarteano (SI)

230.000 €

Ref: TT278



Size : 265 sqm

Rooms : 5

Bedrooms : 3

Bathrooms : 2

Garage : Double

Garden : Private

Swimming pool :
privata

Energy class : G

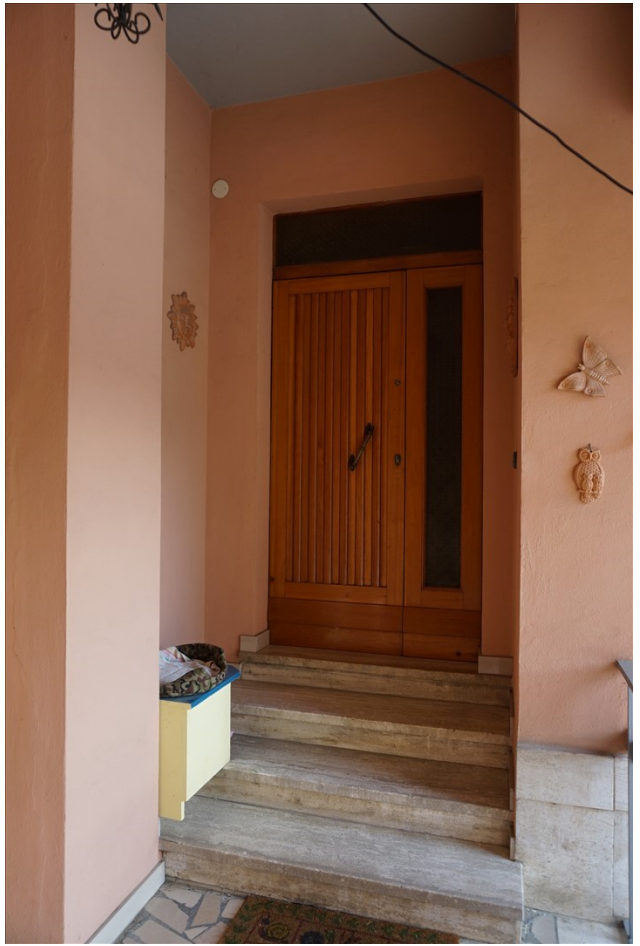
IPE : 308,10

SARTEANO (SI), at an altitude of 573 m above sea level and 6 km from the Chiusi/Chianciano Terme A1 motorway exit, offers for sale a terraced house in a two-family villa. It features three open sides and one adjoining side, a private garden with exclusive access, and a very large warehouse (which can also be used as a garage). The garden includes the unfinished structure of an irregularly shaped swimming pool. The total net surface area of ??the property is approximately 265 m2 (including the 142 m2 first-floor apartment, a 201 m2 warehouse/garage, and a garden of approximately 767 m2, partly private and partly shared, each based on customary rates). The ground floor includes storage rooms with various accesses, display cases, and driveway doors, as well as a bathroom and storage rooms. The first floor, accessed via an external staircase, features an apartment (on the south-east side to the right when facing the building) with an entrance hall, living room with large terrace, kitchen, utility room, three bedrooms, one with a balcony, hallway, bathroom, and balcony. The second floor (accessed via a spiral staircase from the terrace) features an attic with a loggia and small terrace, as well as two large, usable attic spaces. A basement space is located beneath the shared stairwell. The property was built in the mid-1960s and has been well maintained over time (including the insulated roof). It is in good overall condition, although the services require updating. It also features a large paved courtyard at the front, shared with the other unit. The property is equipped with a diesel heating system (which needs updating, as the burner is not working). The exterior window frames are made of wood (Douglas fir) with double glazing and PVC roller shutters. The flooring is marble chip. Asking price Euro230,000, negotiable. (Energy Class: G and IPE: 308.10 kWh/m2 per year) (See attached plans for ease of understanding. The adjacent plans also include those of the other portion of the building, which is also for sale with an additional

garden and can be purchased separately). Ref. TT278.













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