

Villas for Sale in Sarteano (SI)

530.000 €

Ref: VL51



Size : 333 sqm

Rooms : 8

Bedrooms : 3

Bathrooms : 4

Garage : Double

Garden : Private

Energy class : E

IPE : 147,9

SARTEANO (SI), at an altitude of 573 m a.s.l. and 6 km from the Chiusi/Chianciano Terme exit of the A1 motorway, for sale in a panoramic position overlooking the lakes and the castle, stone-clad villa (travertine) with a cadastral area of 333 m², built on three floors. On the ground floor (with the basement side) we find an entrance hall, tavern with fireplace, rustic kitchen (with sink and travertine hob), bathroom, cellar, boiler room and laundry room, large glazed room for multiple uses (surface area approximately 67 m², suitable for study, laboratory, hobby room, other rooms etc), large garage for two cars and single garage. The first floor comprises: double entrance (from porch and terrace), living room with fireplace, kitchen/dining room, hallway, 3 bedrooms, 2 bathrooms, closet/ironing room, 2 panoramic terraces. On the second floor there is an attic (approximately 24 m², which can be used as a study or bedroom) with a bathroom and a panoramic pocket terrace in the roof. Adjacent to the villa, on one side there is a double garage (about 34 square meters) with a terraced roof and on the other side a garage (about 16 square meters) with a brick vault. The internal and external fixtures are made of wood and the windows have double glazing, the flooring is mostly terracotta (part modern and part ancient) and porcelain stoneware. The heating system (sectioned for each of the three floors with separate thermostats) is powered by a natural gas boiler, there is also a pellet stove. The property is equipped with an alarm system and railings on the ground floor. The property is surrounded by approximately 1700 m² of wooded garden, with double driveway access. Request Euro 530,000. (Energy Class: E and I.P.E.: 147.90 KWh/m²year) Ref VL51















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