

**Townhouse for Sale in Sarteano (SI)**

**190.000 €**

**Ref: TT120**



**Size : 284 sqm**

**Rooms : 14**

**Bedrooms : 6**

**Bathrooms : 4**

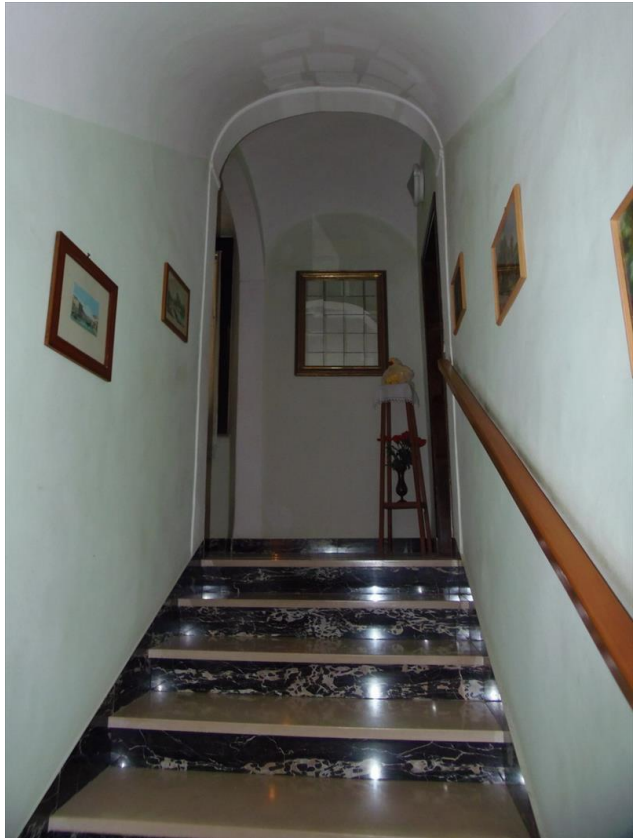
**Garage : Single**

**Energy class : G**

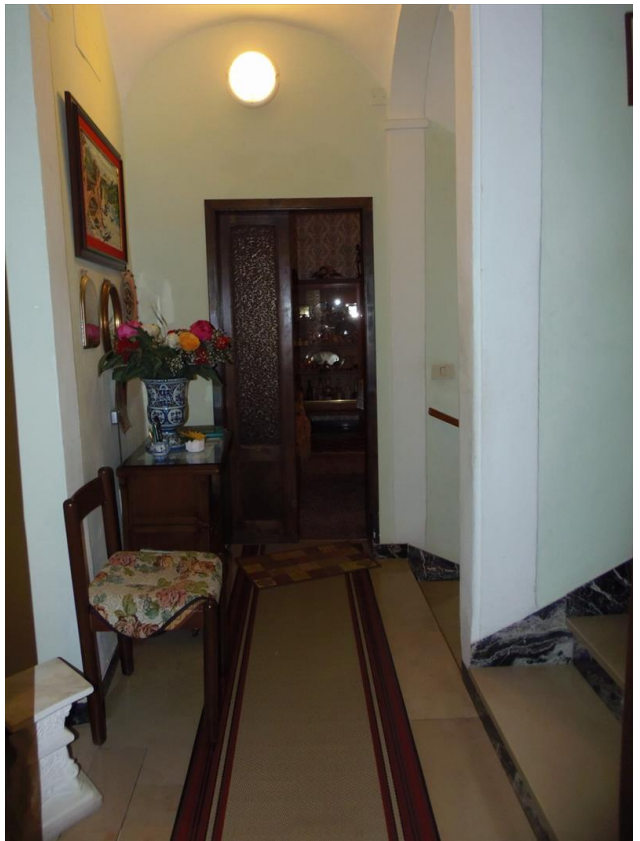
**IPE : 300**

SARTEANO (SI), at an altitude of 573 m s.l.m. and 6 km from the A1 tollbooth of Chiusi / Chianciano Terme, sale of habitable townhouse in a large historic center divided over 5 floors suitable for a Bed & Breakfast activity. The total commercial surface of the building is about 284 square meters considering that the effective surface of the habitable rooms is about 226 square meters, of the garage about 61 square meters, of the cellar about 18 square meters and of the attics about 75 square meters. consisting of: - In the basement: cellar with a barrel vault, having access from inside the garage. - On the ground floor: a multipurpose room with kitchen, a large garage and a boiler room (fueled with oil for heating the 'entire building) .- On the first floor: a large kitchen-dining room and a large living room with fireplace. -On the second floor: 2 bedrooms each with bathroom, one of the two also has a wardrobe.-On the third floor: a large kitchen-dining room, 2 bedrooms and 1 bathroom.-On the fourth floor: attics, potentially transformable, especially a room with two panoramic windows, fireplace and a kitchen point already made. The building, dating back to the eighteenth century, was renovated in the 60s / 70s, while the façade was recently redone and is in excellent condition. The internal fixtures are made of wood, the external ones are aluminum, the flooring is large. part is in marble grit. Request Euro 190,000 negotiable. (Energy Class: G and I.P.E .: 184.37 KWh / m2 year) Ref TT120











*IL CASTELLO IMMOBILIARE S.R.L.*

*Corso Garibaldi, 18/20 - 53047 Sarteano (SI)*

*P.IVA: 01070020522*

*Tel: 0578 266836 / Email: [info@ilcastelloimmobiliare.it](mailto:info@ilcastelloimmobiliare.it)*