

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

**150.000 €**

**Ref: TT131**

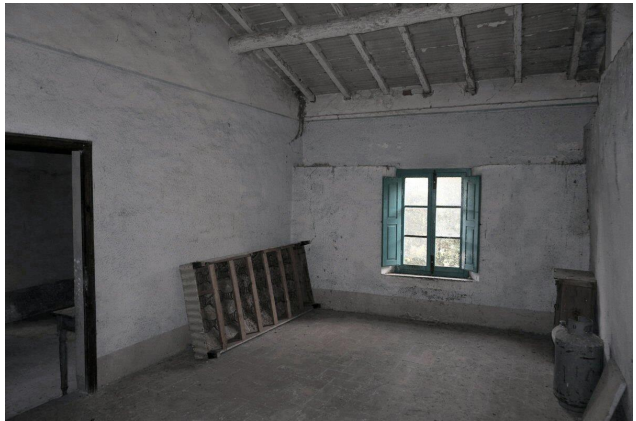


**Size : 158 sqm**  
**Field : 4 ha**  
**Rooms : 6**  
**Bedrooms : 2**  
**Bathrooms : 1**  
**Garage : Double**  
**Garden : Private**  
**Energy class : G**  
**IPE : 300**

SINALUNGA (SI), at an altitude of about 340 m s.l.m. and 14 km from the A1 motorway exit of Valdichiana, for sale portion of the townhouse (total area approximately 158 square meters, cadastral 107 square meters) in a farmhouse to be restored in a private position, independent access and about 4 hectares of land (part of the garden) with a pond and well. Hilly and panoramic position with exposure to SOUTH / EAST. Easy access. It is currently not habitable. On the ground floor (surface approx. 67 sqm) it has a cellar, former stable, evacuation room, storage room / basement and garage in an independent room of the cadastral area of ??64 sqm. On the first floor (with access from an internal staircase), (surface approx. 91 sqm) has 2 bedrooms, kitchen, living room with fireplace, utility room and hallway. While retaining the original features typical of Tuscan country houses, the property needs a general renovation. The window frames are made of wood with simple glass, to be replaced. The flooring is mostly in terracotta, floors and roof with wooden beams and terracotta. The land, a whole body bordering the portion in question, has an olive grove (about 8000 square meters), arable land (about 10000 square meters), wood (about 26000 square meters). Request Euro 150,000 negotiable. (Energy Class: G and IPE > 300 KWh/m2year). Ref. TT131



















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