

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

**Upon request**

**Ref: TT182**



**Size : 276 sqm**

**Rooms : 11**

**Bedrooms : 3**

**Bathrooms : 3**

**Energy class : G**

**IPE : 300**

SINALUNGA (SI), at an altitude of 350 m a.s.l. and 7 km from the A1 motorway exit of Valdichiana, for sale in the historic center with a splendid panoramic terrace. Independent access a stone's throw from the main square. The cadastral area measures 276 square meters on 4 levels connected by an internal staircase, plus a warehouse of 29 square meters and a terrace of 21 square meters. On the ground floor, large entrance and basement, warehouse (former shop). On the first floor, it has a large bathroom with washing machine and bathtub, hallway, kitchenette and dining room (it could also be used as a study / bedroom). On the second floor, it has a bathroom with shower, large bedroom with private bathroom, hallway, bedroom on two levels connected by a spiral staircase, another similar bedroom on two levels connected by a spiral staircase. On the third floor (attic), it has a large living room with fireplace and well-finished kitchenette, hallway with sitting area from which you can access a large panoramic terrace. The property is in an excellent state of general conservation. The property is equipped with an autonomous methane heating system. The window frames are made of wood with double glazing and shutters. The flooring is in single-fired ceramic, the floors in brick, the false ceiling with wooden slats. Negotiable price! (Energy Class: G and IPE> 300 Kwh / m2year). Ref. TT182

















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