

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

**239.000 €**

**Ref: AP790**



**Size : 139 sqm**

**Rooms : 5**

**Bedrooms : 2**

**Bathrooms : 2**

**Garage : Double**

**Garden : Private**

**Energy class : C**

**IPE : 157,196**

In SARTEANO (SI), a charming Tuscan village located at an altitude of 573 meters above sea level and just 6 km from the Chiusi/Chianciano Terme A1 motorway exit, we offer for sale a three-room apartment on the raised ground floor of a building it has a total of four residential units. The apartment was completely renovated in 2018, with particular attention to energy saving. It is located in a quiet residential area surrounded by greenery characterized by flat roads and is about 1 km from the town centre. The house has a triple exposure, with a predominant orientation to the south-east and for this reason it enjoys excellent brightness. The surface of the apartment is 139 sq m, it has two balconies of 9 sq m, it has two lush gardens with fruit trees of about 226 sq m in total located one on the front and the other on the back. The latter is on two levels and on the upper level there is flooring with an electrical connection and the possibility of installing a gazebo. The apartment opens onto a large open space consisting of a living area and open kitchen; here there are two large openings overlooking the rear garden: a window and a French door which leads to the first balcony which leads to the rear garden via a staircase. The hallway, equipped with a custom-made wooden wardrobe with a storage function, leads to the sleeping area consisting of two bathrooms and two bedrooms. The master bathroom has a window and a large custom shower, while the second is smaller but complete with all sanitary fixtures. The bedrooms are both doubles and overlook the entrance garden, the first has a double window, the other has a French door with access to the second balcony. The property also includes a

35 m2 garage which can also be accessed from inside, a parking space and a 40 m2 attic with an electrical system. The renovation involved the use of quality materials and finishes: double glazed pvc/aluminum windows with bottom-hung windows and mosquito nets, electric shutters, armored door, wood-effect porcelain stoneware flooring. The apartment is equipped with an independent natural gas underfloor heating with condensing boiler. There are thermostats in all rooms with autonomous temperature regulation to ensure maximum comfort. There is an air conditioning system (two splits and provision for a third) and a controlled mechanical ventilation system which ensures correct air exchange to prevent humidity and mold problems; satellite TV, optical fiber, LED lighting and garden irrigation, water collection tank, autoclave and water softener. The property has a double entrance: one from the common staircase, the other private from the back garden and is sold unfurnished. Request Euro 239,000. (Energy Class: C and IPE: 157.96 Kwh/m2year). Ref. AP790.









**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)**