

Villas for Sale in Sinalunga (SI)

180.000 €

Ref: VL186



Size : 162 sqm
Rooms : 8,5
Bedrooms : 4
Bathrooms : 3
Garage : Single
Garden : No
Energy class : F
IPE : 203,66

SINALUNGA (SI), loc RIGOMAGNO, at an altitude of 400 m above sea level, 13 km from the A1 motorway exit of Valdichiana and 30 minutes from Siena, villa for sale in a panoramic position with two apartments with independent access and a portion of an exclusive courtyard for each. Easy access and parking. The overall commercial area of the property is approximately 162 m², as well as an exclusive courtyard, external laundry and wood-burning oven. The largest apartment (approximately 90 m²) has independent access to the ground floor, living/dining room with fireplace, kitchen, bathroom and staircase leading to the upper floor where there is a double bedroom, single bedroom and bathroom. The smaller apartment (approximately 58 m²) is accessed by an external staircase, is located on the first floor and has an entrance/living room with wood-burning stove, kitchen/dining room, double bedroom and bathroom. On the ground floor there is a garage (for small cars) measuring approximately 18 m² and a cellar measuring approximately 10 m². Easy possibility of joining the two apartments, obtaining the living area on the ground floor and the sleeping area on the first floor with 4 bedrooms and 2 bathrooms. Attic accessible by retractable ladder used as a storage room. The property is in a good state of conservation, the largest apartment was renovated about 20 years ago and is therefore in perfect working order, while the small one is a little more dated, but still habitable. The property is equipped with an LPG heating system (tank buried in the garden). In the large apartment there is also an alarm system. The external window frames are made of wood, double glazing. PVC shutters. The flooring is partly in single-fired ceramic and partly in parquet. Request Euro 180,000. (Energy Class: G and IPE > 300 Kwh/m²year). Ref. VL186.



























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