

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

**190.000 €**

**Ref: TT33**



**Size : 179 sqm**

**Rooms : 8**

**Bedrooms : 3**

**Bathrooms : 3**

**Garage : Single**

**Energy class : G**

**IPE : 237,617**

SARTEANO (SI), at an altitude of 573 m a.s.l. and 6 km from the A1 motorway exit of Chiusi / Chianciano Terme, for sale townhouse in the historic center with independent access. The cadastral area of ??the property is 179 square meters, plus a balcony and garage of 26 square meters. The property has been completely renovated, keeping intact the typical Tuscan characteristics, works completed in 2013. On the ground floor there is a garage connected internally to the house, a bathroom and hallway. Possibility of change of use in the shop / office. On the first floor (with independent access from a private internal staircase), it has a living room with balcony, kitchen / dining room and sitting area. On the second floor, it has a bedroom with bathroom and sitting area. On the third floor, it has a bedroom, a small bedroom, a bathroom, a study with access from a wooden staircase to the attic floor with a room that can be used with a panoramic skylight and a closet. The property is equipped with an autonomous methane heating system and in the living room there is a wood stove. The window frames are made of wood with double glazing and wooden shutters. Original doors. The flooring is in ancient terracotta and the floors are all with wooden beams and terracotta bricks. Request Euro 210000 negotiable (Energy Class: G and I.P.E .: 237,617 KWh / m2year). Ref. TT33

SARTEANO (SI), at an altitude of 573 m a.s.l. and 6 km from the A1 motorway exit of Chiusi / Chianciano Terme, for sale townhouse in the historic center with independent access. The total commercial area of ??the property is approximately 200 square meters, plus a balcony. The property was completely renovated, with works completed in 2013. On the ground floor there is a garage of about 25 square meters connected internally to the house, a bathroom and hallway. Possibility of change of use in shop / office. On the first floor (with independent access from a private internal staircase), it has a living room with balcony, kitchen / dining room and sitting room. On the second floor, it

has a bedroom with bathroom and sitting area. On the third floor, it has a bedroom, a small bedroom, a bathroom, a study with access from a wooden staircase to the attic floor with a room that can be used with a panoramic skylight and a closet. The property is equipped with an independent natural gas heating system and in the living room there is a wood stove. The window frames are made of wood with double glazing and wooden shutters. Original doors. The flooring is in ancient terracotta and the floors are all with wooden beams and terracotta bricks. Request Euro 190000 (Energy Class: G and I.P.E .: 237,617 KWh / m2year). Ref. TT33







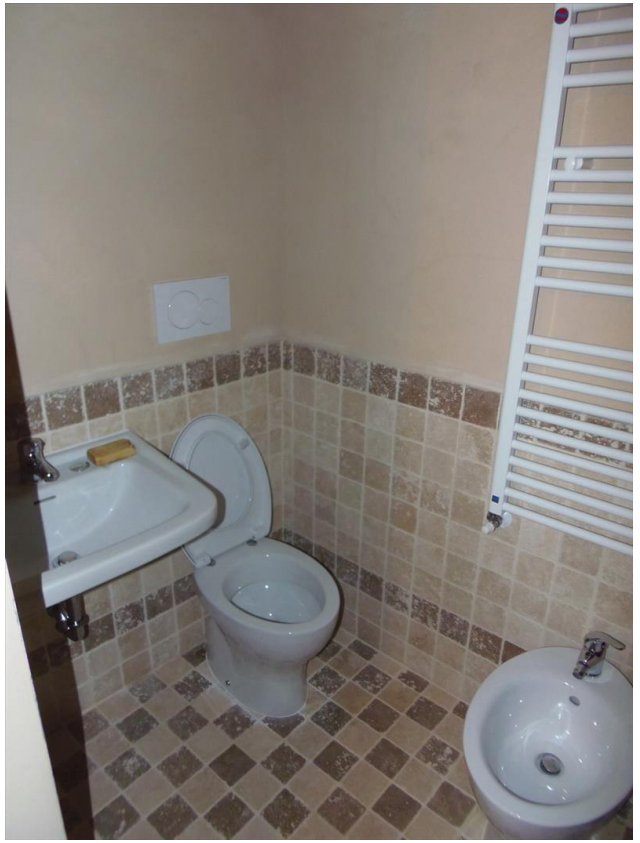


















*IL CASTELLO IMMOBILIARE S.R.L.*  
*Corso Garibaldi, 18/20 - 53047 Sarteano (SI)*  
*P.IVA: 01070020522*  
*Tel: 0578 266836 / Email: [info@ilcastelloimmobiliare.it](mailto:info@ilcastelloimmobiliare.it)*