

Villas for Sale in Acquapendente (VT)

299.000 €

Ref: VL61



Size : 352 sqm

Rooms : 9

Bedrooms : 4

Bathrooms : 4

Garage : Single

Garden : Private

Energy class : F

IPE : 199,242

ACQUAPENDENTE (VT), at an altitude of 420 m above sea level on the border between Tuscany and Umbria, villa for sale with garden within the town center for perfect enjoyment and independence on foot. Inside it has two apartments on the upper floors with balconies and terraces, as well as appurtenances on the ground floor. The total commercial surface area of ??the property is approximately 352 square meters. On the ground floor (of 83 square meters, cadastral surfaces) it has a large entrance with staircase, boiler room, waiting room, study, bathroom, laundry room and garage. On the first floor (of 185 square meters) apartment with access from an internal staircase, entrance, large living room with fireplace, kitchen, dinette, hallway, 3 bedrooms and 2 bathrooms (one with bathtub and one with shower), large balcony on both sides of the building. On the second floor (126 m2) apartment with access from an internal staircase, entrance, large living room with fireplace and covered and equipped terrace (created as a pocket inside the roof), dining area, kitchen, large bedroom (parquet floor) and bathroom with anteroom. The property was built in the late 60s and was renovated in 2003. It is in good general condition. The property is equipped on the first floor with an independent diesel heating system, while on the second floor with a methane system and air conditioning system. The internal and external fixtures are made of wood with single-fired glass and wooden roller shutters. The flooring of almost the entire villa is in single-fired ceramic. On the ground floor of the building there is a small independent portion consisting of an apartment owned by another owner (obviously not included in the

sale).Asking price Euro 299,000 (Energy Class: F and I.P.E.: 199.242 KWh/m2year)Ref VL61.













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