

## Apartment for sale in Torrita di Siena Montefollonico

**€ 70.000 negotiable**

**Ref. A674**



**70 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3**

Welcome to the historic heart of Montefollonico, where elegance and investment potential come together in a unique opportunity. This first-floor apartment, with a charming private garden, is a real estate gem.

Through the main entrance, you're welcomed into a well-organized sleeping area on the right. A cozy bedroom offers intimacy, and the bathroom, although in need of some renovation, can become a modern oasis of relaxation. A multi-purpose room adds versatility, allowing you to adapt the space to your needs.

On the left, the kitchen becomes the beating heart of the house, with direct access to the garden. The latter is the true distinctive feature of this property, a green oasis in the heart of the city. Imagine summer evenings with friends under the stars or the possibility of cultivating a small urban garden.

The ground floor hosts a spacious cellar with a fireplace, a detail that adds character and provides space for entertaining guests. With independent electricity, water supply, and heating, you'll have complete control over your space.

This apartment is ideal for investors looking for passive income opportunities. The option to rent a room and start a home restaurant, leveraging the charm of Montefollonico's historic center, could be the key to your success. Imagine welcoming guests eager to

experience an authentic stay, immersed in the beauty of this ancient village.

In summary, this property offers a unique blend of history, charm, and investment potential. Don't miss the chance to turn this space into a profitable source of income and fulfill the dream of owning a property in the heart of Montefollonico. Contact me for further details and to discover how to make this apartment your next exciting real estate venture.

IT SHOULD BE NOTED THAT THE LIVING AREA AND THE SLEEPING AREA ARE SEPARATED BY A CONDOMINIUM CORRIDOR.

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Fedro Bandini, 48

**Zip Code:** 53049

**Bedrooms:** 1

**Bathrooms:** 1

**Rooms:** 3

**State of Preservation:** Good

**Heating:** Heating

**Age Construction:** 1800

**Garden:** Private

**Kitchen:** Regular Kitchen

## Features

Closet

Fireplace

Telephone System

Shower

Shutters

Dish Washer

Washing machine

## Nearby

Football Fields

Kindergarten

Cafe

Theater

Restaurant

Atm

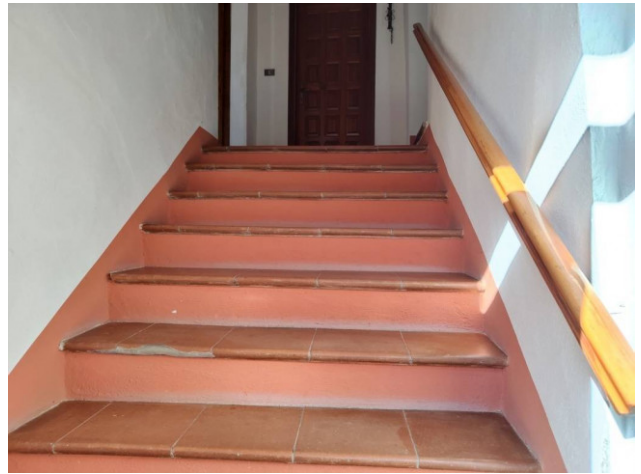
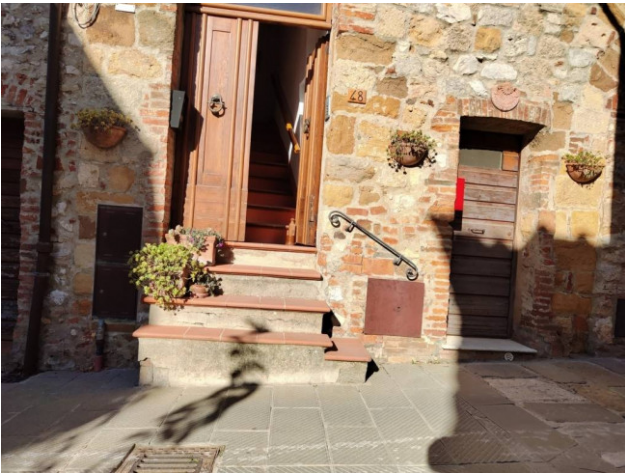
Supermarket

Pharmacy



**SOLE DI TOSCANA**

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