

## Apartment for sale in Trequanda

### € 165.000 negotiable

### Ref. A719



**135 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

#### **Charming Portion of Rustic Farmhouse with Olive Grove near Trequanda**

##### Description:

In the heart of the picturesque Crete Senesi, we offer for sale a delightful portion of a rustic farmhouse, ideal for those who wish to immerse themselves in the tranquility of the Tuscan countryside without foregoing the convenience of nearby amenities. This unique property offers the opportunity to personalize your own residence, while ensuring a welcoming and non-isolated environment.

##### **Key Features:**

- Spread over multiple levels, the portion includes a cellar, a technical room, and an ancient oven on the ground floor, while upstairs boasts a bright kitchen, a spacious living room with fireplace, a master bedroom, and a bathroom.
- The property also includes an annex and a garage, with the potential to convert the annex into a charming "guest house."
- Surrounded by a 2600 sqm plot with a charming olive grove of 80 trees, ideal for fully enjoying the beauty of the Tuscan countryside.
- Some modernization work is required, particularly regarding the heating system, while the roof was renovated only 18 years ago, ensuring solidity and durability over time.

##### **Usage and Potential:**

This charming property represents an excellent investment for those looking to realize their dream of owning a home in

Tuscany, without living in complete solitude. With the opportunity to personalize both indoor and outdoor spaces, this residence offers a unique chance to create the home of your dreams in a picturesque and evocative setting.

**Services:**

The property benefits from electricity and a private water well, while the heating system needs to be redone. However, the complete independence of services ensures a comfortable and autonomous living experience.

**Distances:**

The strategic location of the property guarantees easy access to local amenities, with Trequanda just 5 km away and Sinalunga 8 km away. The famous towns of Pienza and Siena are respectively 10 km and 60 km away, while the A1 Valdichiana motorway exit is reachable in just 20 km. Montepulciano is 24 km away.

## Certification

**Energy Class:** G

## Property Informations

**Address:** Pod. Fornoli, 2

**Zip Code:** 53020

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 6

**State of Preservation:** Discreet

**Level:** On two-levels

**Heating:** Heating

**Age Construction:** 1850

**Garden:** Private

**Kitchen:** Kitchenette

## Features

Fireplace

Shower

Shutters

Washing machine

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

Theater

Restaurant

Atm

Supermarket

Pharmacy

Public pool



**SOLE DI TOSCANA**

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