

Apartment for sale in Torrita di Siena Montefollonico Confidential Negotiation Ref. A730



380 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 8

Charming Historic Apartment with Panoramic Garden in Montefollonico, Tuscany

Description: In the heart of the enchanting historic center of Montefollonico, a short distance from renowned destinations such as Pienza and Montepulciano, stands a unique second-floor apartment, offering an extraordinary opportunity to live or invest in an authentically characterized property.

Key Features:

- **Central Location:** Positioned in the main square of Montefollonico, this apartment enjoys a privileged location with panoramic views of the valley, Cortona, and Lake Trasimeno.
- **Style and Design:** Bright open-space living with an open kitchen, overlooking the main square. The unique design and vibrant colors give this home a lively and welcoming atmosphere.
- **Panoramic Garden:** The ground floor is dedicated to a charming cellar with access to the private garden on the ancient town walls, a tranquil oasis with breathtaking views.
- **Attic Potential:** Ample attic space, ideal for conversion into a studio or multipurpose space, offering internal development opportunities.

Interior Description: The apartment, situated in a historic 14th-century building, underwent renovation approximately 10/15 years ago, preserving the charm of the era. The open-space living area opens onto the main square, while the sleeping quarters consist of three bedrooms with panoramic views and a bathroom with a shower.

Potential and Usage: Ideal as a primary residence for those seeking an alternative lifestyle and appreciating the freshness of life's beautiful aspects. Also perfect as a second home, its central location allows full enjoyment of the beauty of the area without the need for a car. Moreover, the option to continue tourist rentals provides additional income potential.

Services and Distances:

- Services: Electricity, aqueduct, methane heating.
- In the historic center: Bars, restaurants, ATMs, pharmacy, theater.
- Distances: Siena 65 km, Montepulciano 9 km, Pienza 11 km, Montalcino 32 km, A1 Val di Chiana Highway 15 km.
- Airports: Perugia 68 km, Pisa 192 km, Florence 111 km, Rome 197 km.

Discover the magic of Montefollonico in this unique property that combines history, modern comfort, and an authentic lifestyle. Contact us now to schedule a visit and immerse yourself in the unique atmosphere of this Tuscan home.

Certification

Energy Class: F

Property Informations

Address: Via del Pianello

Zip Code: 53049

Bedrooms: 3

Bathrooms: 1

Rooms: 8

State of Preservation: Excellent

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Level: 1

Heating: Heating

Age Construction: 1400

Garden: Private, 40 sq.m

Kitchen: Exposed Kitchen

Box: Single

Features

Wiring: Complied

Shower

Entrance : Shared

Nearby

Football Fields

Playgrounds

Kindergarten

Cafe

Post Offices

Theater

Restaurant

Atm

Supermarket

Pharmacy



SOLE DI TOSCANA

Via A.Landucci 11 Loc.Montefollonico - Torrita di Siena (SI) - Phone number +390577669496
info@soleditoscanaimmobiliare.it - <https://www.soleditoscanaimmobiliare.it/en>
VAT 01048100521



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