

## Apartment for sale in Trequanda Castelmuzio € 180.000 Ref. A739



**145 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 8**

Welcome to the tranquility and comfort of authentic Tuscany. Located in the picturesque village of Castelmuzio, amidst the captivating Crete Senesi and the renowned Val d'Orcia, this first-floor apartment offers a unique opportunity to immerse yourself in the relaxed lifestyle of the Tuscan countryside without sacrificing modern comforts.

Built in 1988, this apartment boasts ample space for a garage and a large private garden of 450 square meters, perfect for those who wish to enjoy outdoor spaces in total privacy. Inside, you will find a spacious living room with a panoramic terrace offering breathtaking views of S. Anna in Camprena, a cozy dining area with a kitchenette, three bedrooms, a bathroom, and a WC.

This apartment is an ideal investment for those who want to live in Tuscany without feeling isolated. With the possibility of customization and a location that offers the right balance of tranquility and authenticity, it is perfect for families seeking a measured and pleasant life.

Included amenities are electricity, water supply, methane heating, solar panels, and an irrigation cistern. The water supply has a single meter with sub-meters for each apartment, ensuring efficient and convenient utility usage. The solar panels and cistern are shared with the apartment on the upper floor, which is also for sale.

### **USAGE AND POTENTIAL**

The apartment represents an excellent investment for those who want to realize their dream of owning a home in Tuscany without feeling isolated, while also being an ideal space for young families seeking a serene and familial life.

### **SERVICES**

Electricity, water supply, methane heating, solar panels, and irrigation cistern.  
Regarding the water supply, there is a single meter with sub-meters for each apartment.  
The solar panels and cistern are shared with the apartment on the second floor, which is also for sale.

**DISTANCES**

Trequanda 5 km, Sinalunga 8 km, Pienza 10 km, 60 km from Siena, 14 km from Sinalunga, 20 km from the A1 Valdichiana exit, 24 km from Montepulciano."

**Property Informations****Address:** Via degli Etruschi**Zip Code:** 53049**Bedrooms:** 2**Bathrooms:** 2**Rooms:** 8**State of Preservation:** Excellent**Heating:** Heating**Age Construction:** 1988**Terrace:** Present, 18 sq.m**Garden:** Private, 750 sq.m**Kitchen:** Regular Kitchen**Features**

Terrace: 18 □

Fireplace

**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

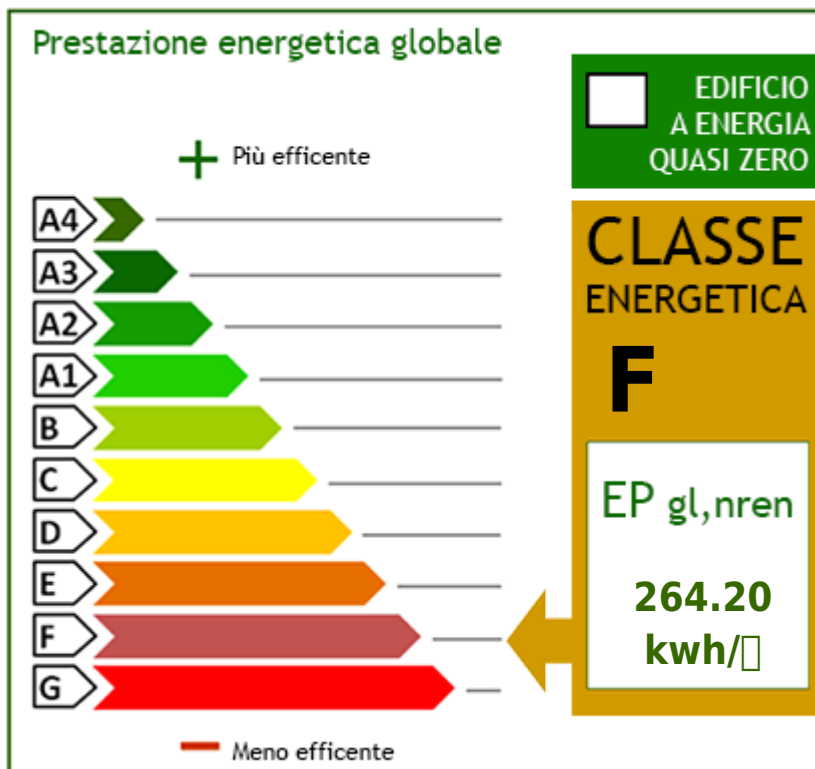
Restaurant

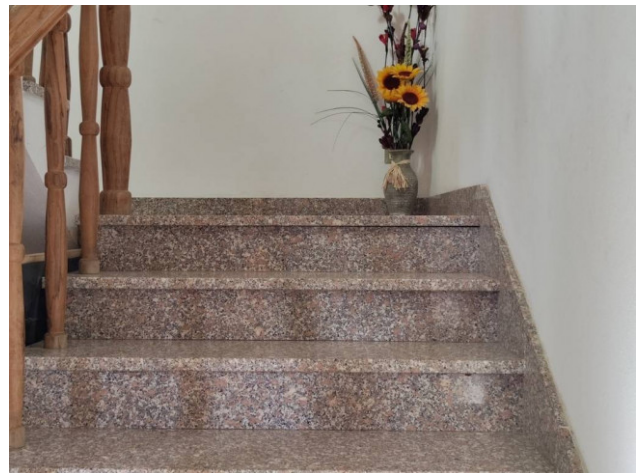
Atm

Supermarket

Pharmacy

Public pool





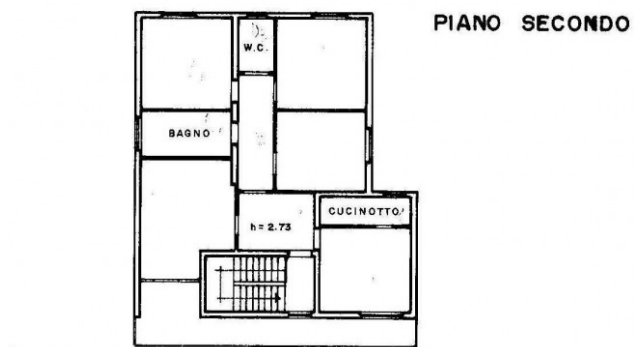
**SOLE DI TOSCANA**

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