

**Apartment for sale in Trequanda
Castelmuzio
€ 120.000 negotiable
Ref. A765**



137 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

For Sale: Modern, Never-Before-Lived-In Home in Castelmuzio, Val d'Orcia - A Unique Opportunity in the Heart of Tuscany

Welcome to Castelmuzio, one of the most charming villages in Tuscany, located in the heart of the renowned Val d'Orcia, a UNESCO World Heritage site. Today, we present an exclusive investment opportunity: a brand-new, never-before-lived-in apartment with a garden and balcony, perfect for those seeking a second home that offers both relaxation and modern comfort.

Apartment Features

This apartment spans three levels, plus an attic and basement, making it ideal for those who want a low-maintenance property to enjoy long weekends filled with fine wine, good food, and a stress-free lifestyle.

- **Ground Floor:** The independent entrance leads to a bright living room with a fireplace connection, dining area, and kitchenette. The living room opens onto a private garden, perfect for enjoying quiet moments in the stunning Tuscan countryside.
- **First Floor:** Two bedrooms, one of which has a balcony, and a bathroom with a window.
- **Attic:** A cozy, light-filled attic space, ideal as a study or relaxation area, complete with a second bathroom.
- **Basement:** The living room gives access to the lower level, which features a spacious basement of about 36 square

meters, versatile for various uses such as a hobby room, home theater, or personal gym.

Exclusive Services

The property includes a private parking space, a reinforced door for added security, and independent utilities with a new heating boiler. All utilities are already active, including electricity, water, and autonomous heating.

The Village of Castelmuzio

Situated just a short distance from some of Tuscany's most enchanting destinations, Castelmuzio offers the perfect blend of tranquility and convenience. In the village, you'll find a bar, a restaurant, a small grocery store, and even an ATM. The strategic location allows easy access to Pienza, Trequanda, and Siena, as well as towns like Montepulciano and the A1 Valdichiana highway exit.

Key Distances

- Trequanda: 8 km
- Pienza: 10 km
- Siena: 60 km
- Sinalunga: 14 km
- A1 Valdichiana Highway Exit: 20 km
- Montepulciano: 24 km

This home is a rare combination of modernity and authentic Tuscan charm, ideal both as a small investment and as a residence for relaxing weekends and vacations. If you are looking for a second home in Tuscany, away from the tourist crowds but with all modern comforts, this is the perfect property for you.

Contact us for more details and to schedule an exclusive viewing!

Property Informations

Address: Via della Repubblica

Bedrooms: 2

Bathrooms: 2

Rooms: 5

State of Preservation: Excellent

Level: On two-levels

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Age Construction: 2008

Balconies: Present, 2 sq.m

Garden: Private, 25 sq.m

Kitchen: Kitchenette

Features

Wiring: Complied

Sanitary Suspended

Wooden Window Frames

Shutters

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

Via A.Landucci 11 Loc.Montefollonico - Torrita di Siena (SI) - Phone number +390577669496
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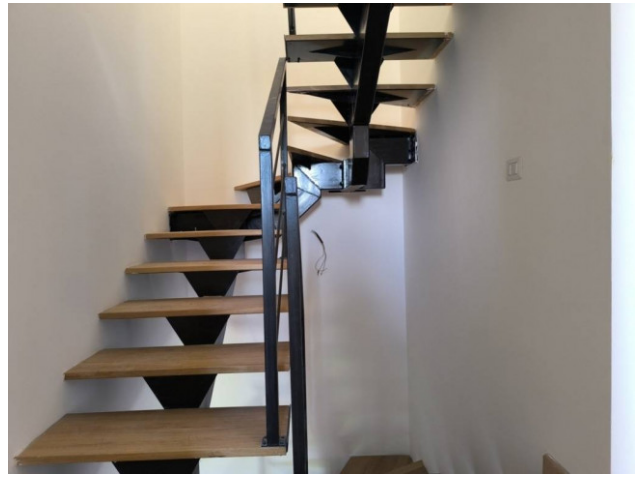
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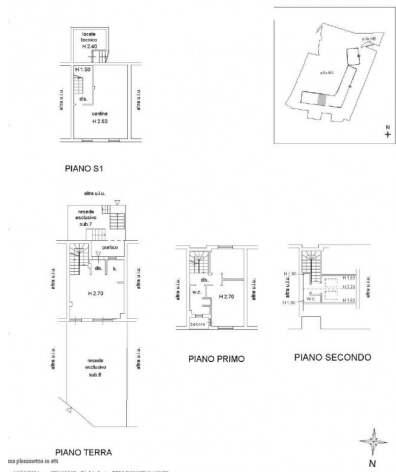
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