

Townhouse for sale in Torrita di Siena Montefollonico

€ 145.000 negotiable

Ref. A773



250 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 7

For Sale: Independent House to Renovate in the Historic Center of Montefollonico

Discover the authentic charm of Tuscany with this **independent house to renovate** in the heart of the **medieval village of Montefollonico**. This **three-story terraced house** offers endless possibilities to transform a historic property into a perfect retreat, located in one of the region's most characteristic areas.

Property Description:

- **Ground floor:** A spacious **garage**, which can be converted into a cozy living room, as well as a cellar and several accessory rooms ideal for creating multi-purpose spaces.
- **First floor:** This floor features a **kitchen with a fireplace**, perfect for convivial moments, a bathroom, two bedrooms, a **living room with a fireplace**, and a study. These spaces provide comfort and flexibility for the needs of the whole family.
- **Attic:** Accessible from the first floor, the attic has a room that could become a **third bedroom**, along with additional storage spaces.

Utilities:

- The house is already connected to the electricity grid and the **public water supply**, so no additional work is required for the main connections.
- The heating system is independent and powered by **methane**, offering an efficient and convenient solution for maximum comfort during the colder months.

Montefollonico, nestled between **Torrita di Siena** and **Montepulciano**, is a small Tuscan gem that combines the charm of history with the convenience of modern life. Well-served by shops, restaurants, and essential services, the village offers a rare quality of life, immersed in the tranquility of the countryside but within short distance of major roadways and the most renowned destinations in the Val d'Orcia.

Distances to major airports and cities:

- **Florence Airport:** approx. 120 km
- **Pisa Airport:** approx. 190 km
- **Perugia Airport:** approx. 75 km
- **Montepulciano:** 10 km
- **Pienza:** 12 km
- **Siena:** 65 km
- **Florence:** 110 km

Key Features of the Property:

- **Strategic location** in the heart of Montefollonico, a quiet yet well-connected village.
- **Spacious and versatile rooms**, ready to be customized according to your needs.
- **Two fireplaces**, a valuable feature that adds warmth and charm to the interiors.
- **Opportunity to transform the garage** into an additional living area.

Whether you're looking to create your dream home or make a real estate investment, this property is a blank canvas in an extraordinary location, ready to be transformed.

Don't miss the chance to experience the Tuscan dream in one of its most enchanting villages. **Contact us** for more information and to schedule a visit!

Certification

Energy Class: G

Property Informations

Address: Via F. Bandini, 28

Bedrooms: 2

Bathrooms: 1

Rooms: 7

State of Preservation: Be Restored

Level: On two-levels

Total Floor: 2

Heating: Heating

Age Construction: 1850

Kitchen: Kitchenette

Box: Double

Features

Fireplace

Shutters

Nearby

Football Fields

Kindergarten

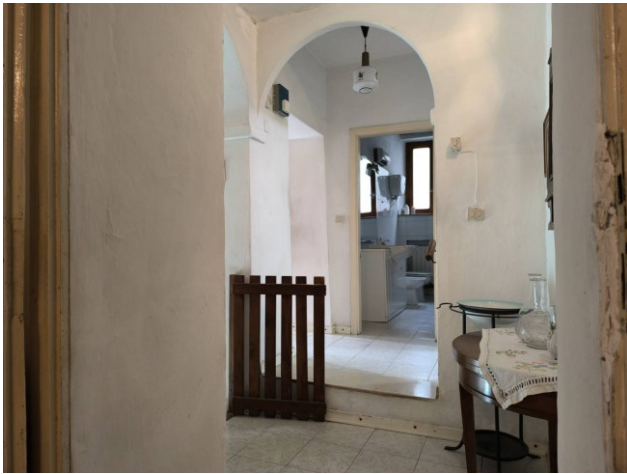
Cafe

Theater

Atm

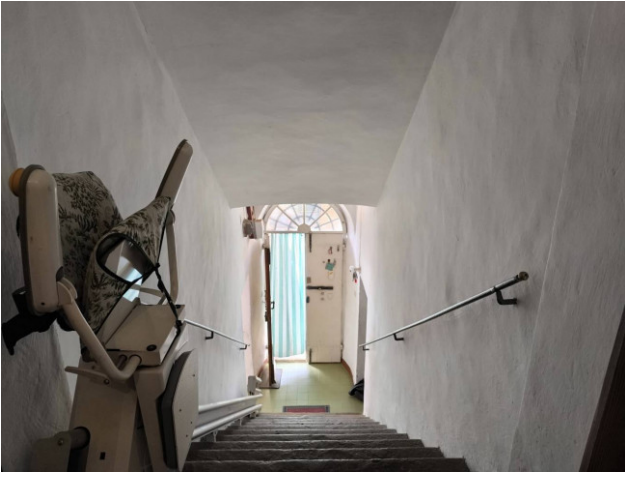
Supermarket

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



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



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

