

## Apartment for sale in Montalcino

€ 440.000

Ref. A804



**130 sq.m | Rooms: 8**

### **MONTISI - Authentic Tuscan Apartment with Panoramic Views and Private Garden**

In the heart of the charming medieval village of **Montisi**, nestled among the gentle hills of the Siena countryside, you'll find this **spacious second-floor apartment**, perfect for anyone who wishes to live in or invest in an iconic **Tuscan property** with **exclusive outdoor spaces**. The residence features bright rooms enhanced by original architectural elements, such as exposed wooden beams and terracotta floors, which create a warm and welcoming atmosphere.

#### **Key Features:**

- **Unique Location:** Situated in the historic center of Montisi, within easy reach of renowned locations like Pienza, Montalcino, and the Val d'Orcia.
- **Generous Living Spaces:** Two inviting living areas, a separate kitchen, two bedrooms, and two bathrooms.
- **Expansion Potential:** The raw attic of approximately 90 sqm, with sufficient height, offers the possibility of creating additional habitable spaces (accessible via the communal staircase).
- **Private Garden** of around 50 sqm: A small green paradise where you can relax during the beautiful seasons, enjoying the mild Tuscan climate.
- **Additional Spaces:** On the ground floor, there is a storage room, and in the semi-basement, with direct external access, there are ample areas that can be allocated for storage and a cellar (approximately 140 sqm in total).
- **Autonomous Heating:** Radiators with a single boiler.

- **Energy Class G.**

Thanks to its **strategic location** in one of Tuscany's most picturesque villages, this apartment is the ideal choice for those looking for a **charming second home**, a **romantic retreat** in lush surroundings, or a smart investment for holiday rentals. The garden, with its fragrances and vibrant colors, offers moments of pure relaxation, while the indoor spaces ensure comfortable living all year round.

Let yourself be captivated by the **timeless charm of Montisi**: this property represents the **perfect blend of authenticity, comfort, and potential** for personalization, ideal for those who wish to immerse themselves in the **magic of Tuscan life**.

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## Certification

**Energy Class:** G

## Property Informations

**Rooms:** 8

**State of Preservation:** Discreet

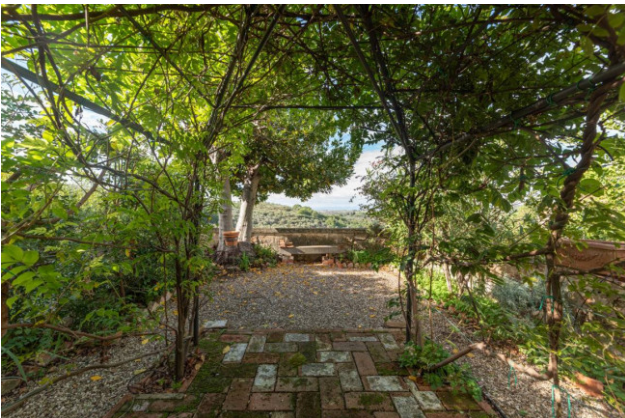
**Heating:** Heating

**Garden:** Private

**Kitchen:** Regular Kitchen

## 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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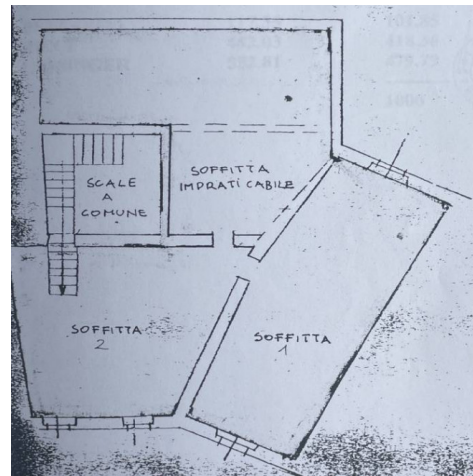
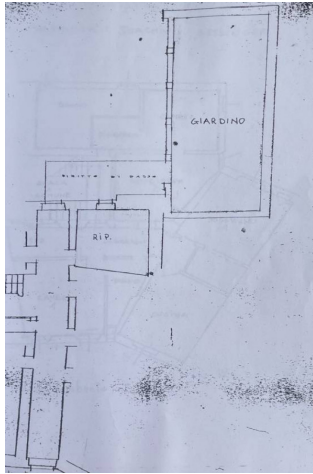
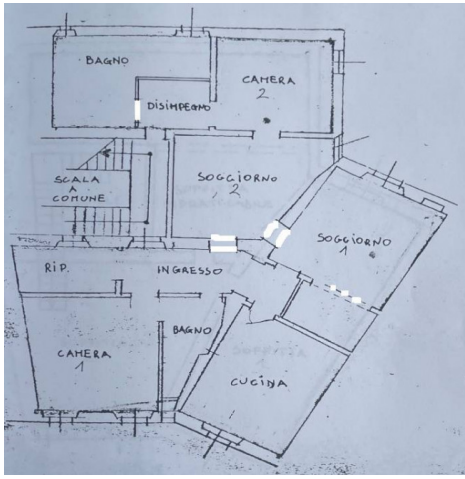
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