

## Townhouse for sale in Montalcino

### € 580.000 negotiable

### Ref. A807



**156 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 5**

#### Renovated townhouse for Sale in Montalcino - Energy Class B, Prime Investment with High Returns

In the heart of Tuscany, just steps from Montalcino's main square, we present a beautifully renovated **terraced house (terratetto)**, completed in 2022. This property is ideal both as a **charming private residence** and as a **high-yield investment** with a ready-to-run B&B setup.

Spanning approximately **157 sqm** over three floors, the home has undergone a full renovation, including:

- High-efficiency thermal insulation
- Triple-glazed thermal break windows
- State-of-the-art mechanical systems
- Quality finishes throughout

The result is a **rare Energy Class B** rating-exceptional for a historic village center.

#### Property Layout:

- **Ground Floor:** welcoming breakfast room with kitchenette, plus a double bedroom with private en-suite bathroom
- **First Floor:** two spacious double bedrooms, each with its own en-suite bathroom
- **Second Floor:** romantic suite with private bathroom and a **panoramic balcony** overlooking the Tuscan hills-perfect for a peaceful breakfast or a glass of Brunello at sunset

All rooms feature **underfloor heating** and **independently controlled air conditioning**, ensuring comfort in every season.

Currently operating as a **successful B&B**, this property is a turnkey investment: fully operational, highly visible online, and with excellent income potential.

Its **quiet yet central location** offers the best of both worlds-just a short walk from restaurants, wine bars, and shops, while still tucked away from the tourist crowds for peace and privacy.

**Discover this unique opportunity in Montalcino - A Tuscan gem for lifestyle or income!**

## Property Informations

**Address:** Via Soccorso Saloni

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 5

**State of Preservation:** Restored

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**Level:** On two-levels

**Total Floor:** 2

**Heating:** Heating

**Age Construction:** 2023

**Balconies:** Present

**Kitchen:** Exposed Kitchen

## Features

Air-Conditioned

Wiring: Complied

Sanitary Suspended

Shower

Entrance

Dish Washer

## Nearby

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

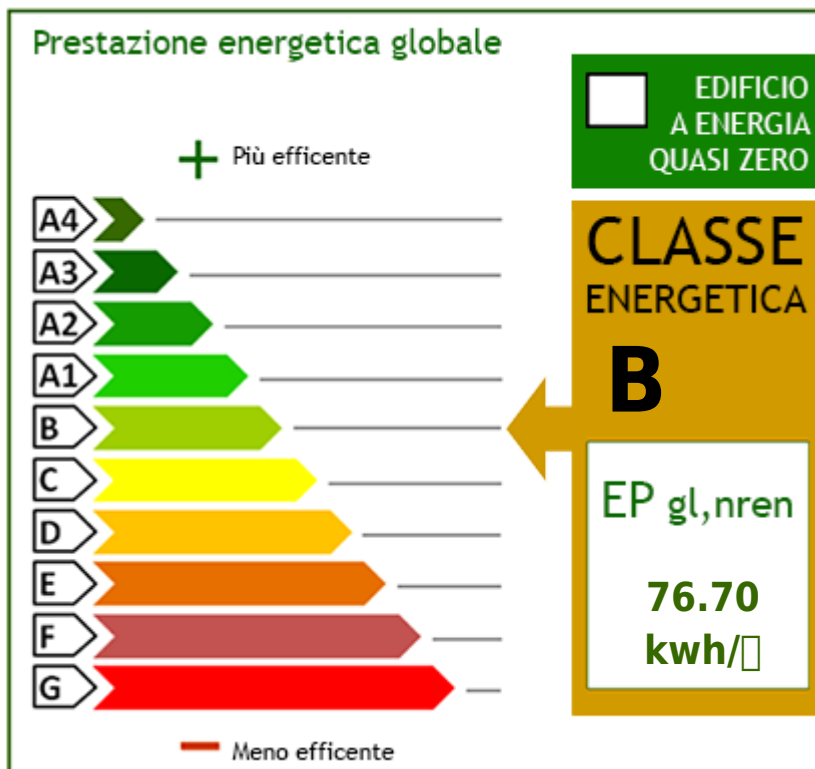
Municipal Offices

Restaurant

Atm

Supermarket

Pharmacy





**SOLE DI TOSCANA**

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