

## Independent apartment for sale in Trequanda

### Petroio

€ 70.000 negotiable

Ref. A811



**167 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8**

Discover this charming apartment for sale in Petroio, in the picturesque municipality of Trequanda, in the heart of Tuscany. Perfect as a customizable investment, the unit spans 167 m<sup>2</sup> over two levels, with a traditional Tuscan stone façade and panoramic views over the rolling countryside.

#### Key Features

- **Location:** Petroio (Trequanda), just minutes from the medieval villages of Montepulciano and Pienza.
- **Surface Area:** 167 m<sup>2</sup> total across two levels.
- **Structure:**
- **Original stone façade**
- **Central internal staircase**
- **Fully independent entrance and utilities**
- **Interior Layout:**
- **Ground Floor:** living room, entrance hall, utility room, kitchen, and storage closet
- **First Floor:** two master bedrooms, two bathrooms, plus two additional rooms
- **Basement:** cellar at ground level

- **Services: independent heating and water systems, provision for air conditioning**

#### **Why Invest Here?**

**Strategic Location:** Petroio is a tranquil village yet well connected to the main tourist routes and the thermal spas of the Val d'Orcia.

**Renovation Potential:** generous spaces and stone structure allow you to create a charming second home or a small boutique relais.

**High Tourist Appeal:** Tuscany is synonymous with quality of life, gourmet food and wine, and iconic landscapes.

**Future Income:** the apartment can be rented on a short-term basis year-round, thanks to its proximity to destinations like Montepulciano (famous for Nobile wine) and San Quirico d'Orcia.

#### **Distances & Amenities**

- **Montepulciano: 10 km**
- **Pienza: 20 km**
- **Chianciano Thermal Spa: 18 km**
- **Florence Airport: 120 km**

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**Contact us today for more information or to arrange a viewing. This property represents the perfect opportunity for anyone seeking a stone apartment to renovate in Tuscany, with authentic charm and unique views over the Tuscan countryside.**

#### **Property Informations**

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 8

**State of Preservation:** Be Restored

**Heating:** Heating

**Age Construction:** 1850

**Kitchen:** Regular Kitchen

#### **Nearby**

Football Fields

Kindergarten

Elementary Schools

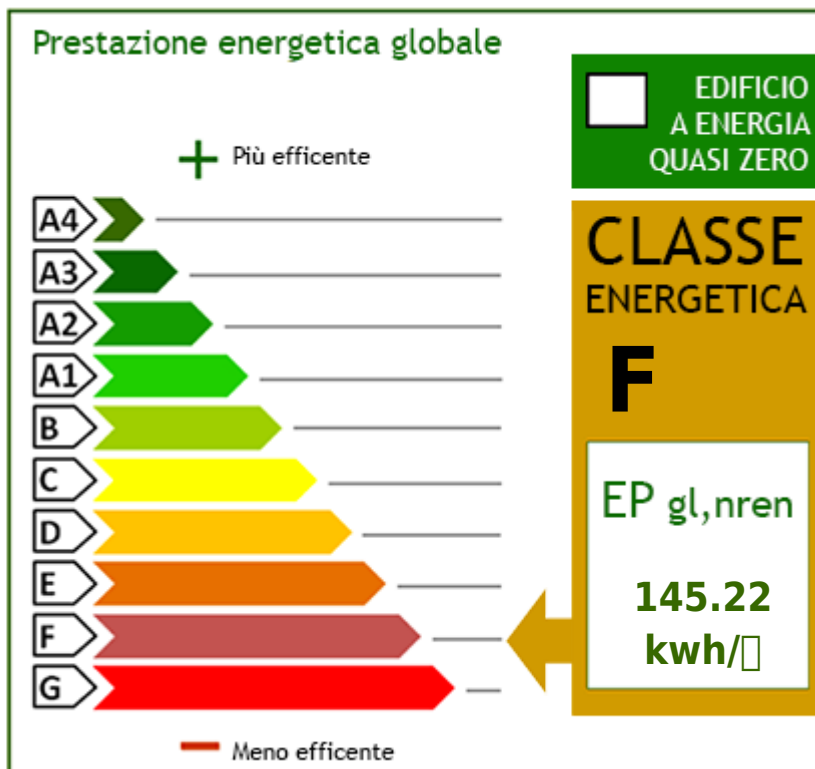
Cafe

Post Offices

Theater

Restaurant

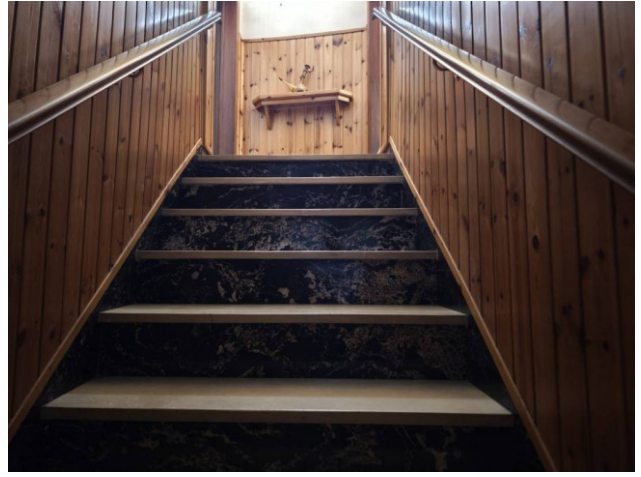
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**SOLE DI TOSCANA**

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