

Independent apartment for sale in Torrita di Siena Montefollonico

€ 220.000 negotiable
Ref. A812



91 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

Modern Luxury Oasis in 1960s Style - Ground Floor Apartment with Garden in Montefollonico

Nestled in the enchanting setting of Montefollonico, a medieval village suspended among the rolling hills of Tuscany, this elegant ground floor apartment in a 1960s villa perfectly blends retro charm with contemporary comforts. As you walk through the gate that opens onto a centuries-old park, you are greeted by a striking play of light and shadow created by the branches of tall trees, a prelude to the bright design of the interior spaces.

Inside, 100 square meters of cleverly distributed space include an open-plan living area dominated by a large windowed wall that embraces the surrounding greenery: the trendy, refined, and functional kitchenette is flanked by a stone fireplace that creates a warm and welcoming atmosphere on cooler evenings. Two double bedrooms, each with a private bathroom, guarantee privacy and comfort, while the two large storage rooms can be converted into practical studies, walk-in closets, or small cellars for food and wine lovers.

Outside, an exclusive garden of approximately 300 square meters-partly lawn and partly tiled-is the ideal place for outdoor breakfasts, barbecues with friends, or moments of absolute relaxation under the wisteria pergola. Summer evenings will be enlivened by the twinkling of outdoor lights and the aroma of flowers that dot the gravel driveway.

Technical Details and Comfort

- Completely independent electricity, water, and heating systems
- Private parking within the property

Location and Services

Located a short walk from the center of Montefollonico-with supermarkets, pharmacies, artisan shops, and typical restaurants just a few minutes away-this property offers the peace of a quiet village, while remaining only 20 km from Siena and 10 km from the renowned wineries of Pienza. Ideal for hiking or cycling on dirt roads, the surrounding park is dotted with scenic trails and breathtaking views.

Investment Opportunity

Currently leased with a highly profitable contract, the property guarantees a return above the regional average for the next 18 months. In the meantime, it produces a guaranteed return, making it perfect for those seeking security and capital appreciation in the real estate sector.

Property Informations

Address: Via dei Frati

Bedrooms: 2

Bathrooms: 2

Rooms: 4

State of Preservation: Excellent

Level: Ground Floor

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Age Construction: 1965

Building Costs: € 20

Garden: Private, 250 sq.m

Kitchen: Exposed Kitchen

Features

Closet

Fireplace

Entrance : Shared

Nearby

Football Fields

Tennis Courts

Playgrounds

Public Transport

Kindergarten

Cafe

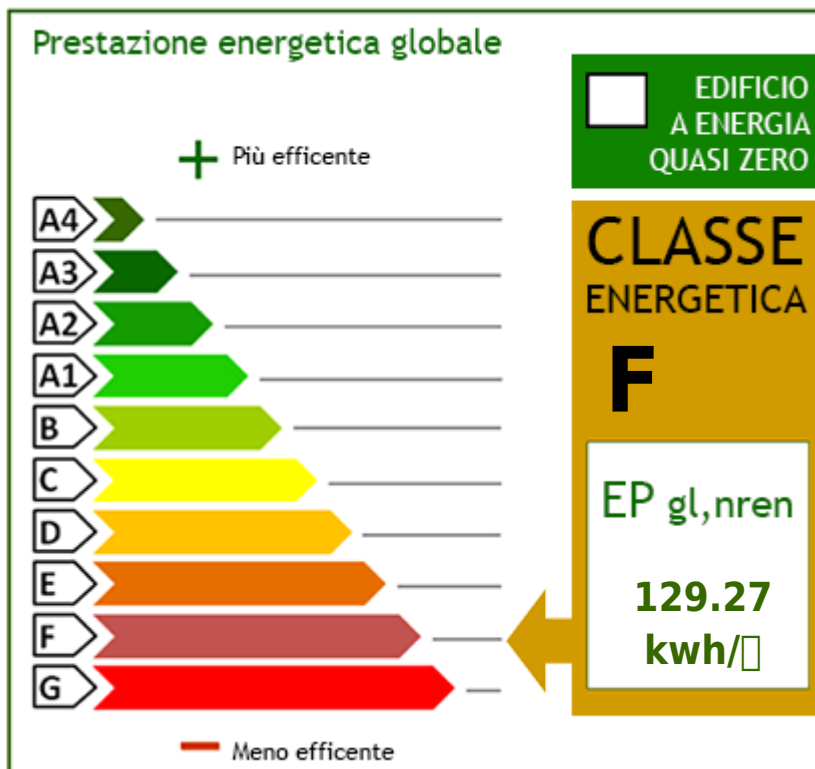
Theater

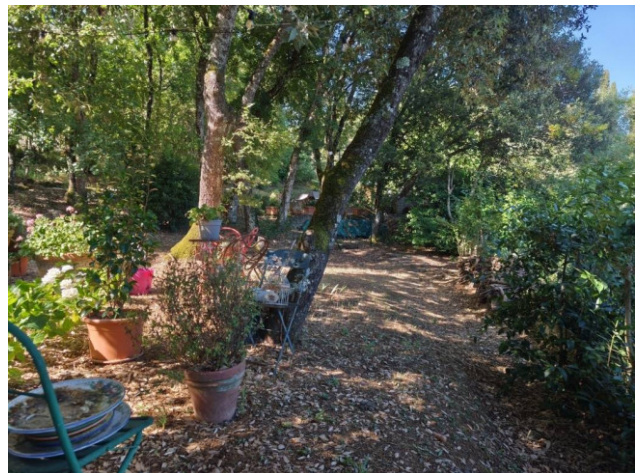
Restaurant

Atm

Supermarket

Pharmacy





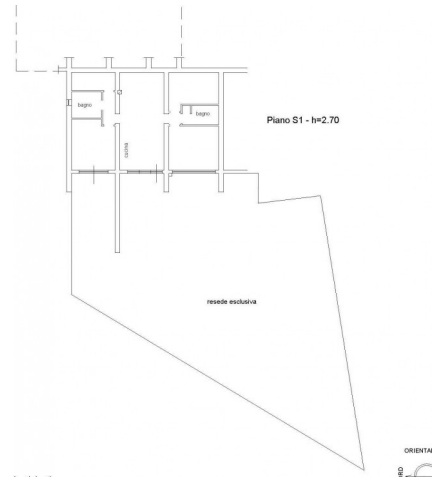
SOLE DI TOSCANA

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