

# Toscana

## Montepulciano

Ref. 5909: Lovely terraced house in Montepulciano with private garden with private pool and communal garden

Asking Price: € 295.000



# Description

This beautiful semi-detached villa is located in a well-maintained residential complex in the municipality of Montepulciano and has two floors.

The ground floor has a beautiful entrance with veranda and consists of a living room with kitchen overlooking the private pool and garden, two bedrooms, a bathroom and a closet.

An internal staircase leads to the basement where we find the tavern with a bathroom, a laundry room and a room that can be used as an extra bedroom.

There is a covered parking space

The house has a well-kept garden of approximately 60 m2 with a swimming pool for exclusive use. There is also a communal garden.

## CONDITION AND FINISHES

The house is part of a new-build complex from the 2000s and is in excellent condition.

The style is modern and light.

## SERVICES AND UTILITIES

The house is equipped with all utilities.

Water is supplied via the public aqueduct.

There is also a shared well for irrigation.

The heating runs on LPG, the tank is shared and each unit is independent with its own meter.

## APPLICATIONS AND POSSIBILITIES

The house is perfect to use as a main residence or as a holiday home.

Given its proximity to the historic center of Montepulciano, it is also perfect for renting out.

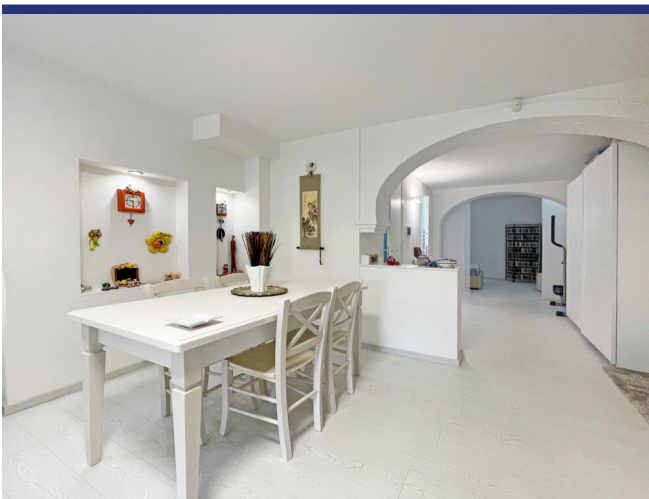
## PLACE

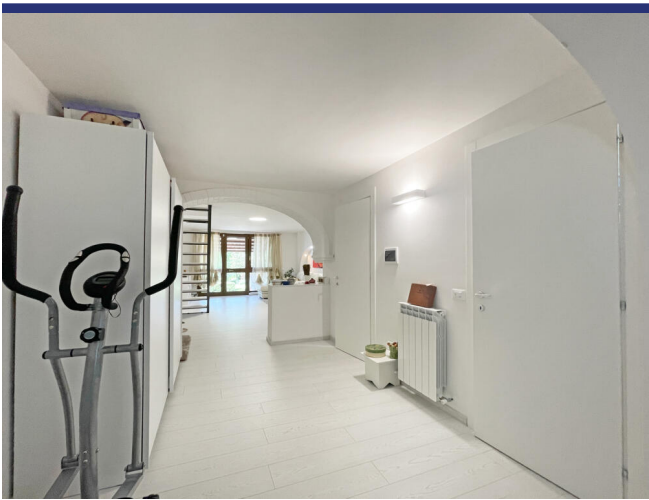
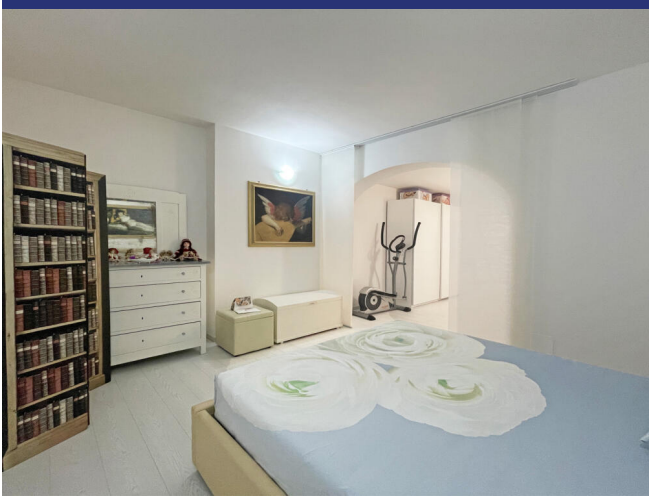
The property is located 5 minutes from the historic center of Montepulciano and is in a strategic position between the Val d'Orcia and the Val di Chiana.

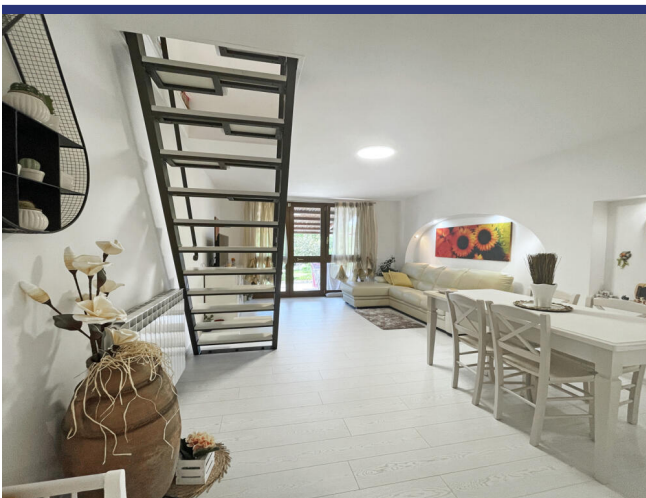
The motorway exit is 15 minutes away and the train station is 5 minutes away.

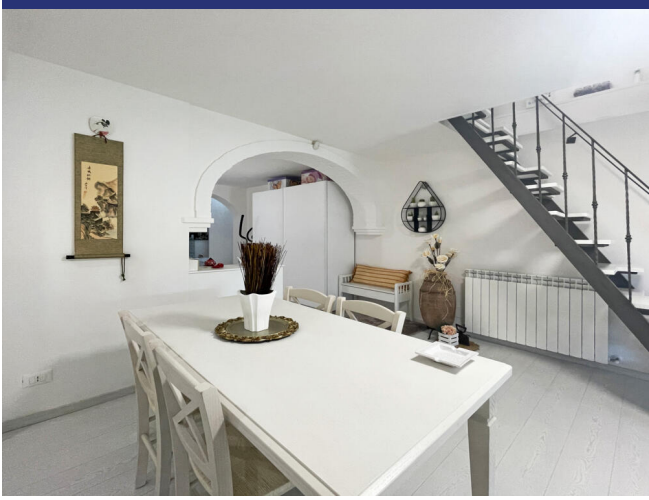
The nearest airports are Perugia (70 km), Florence (115 km) and Rome (220 km).

# Pictures









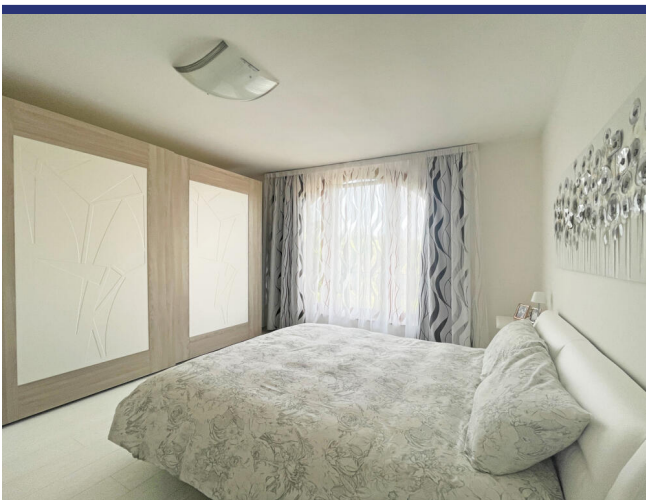
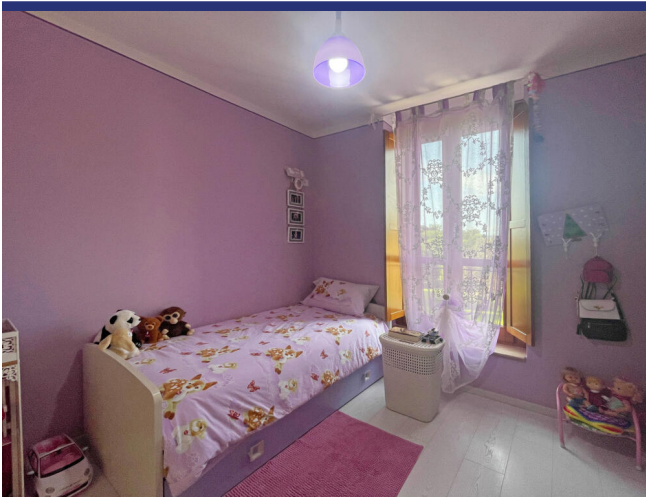
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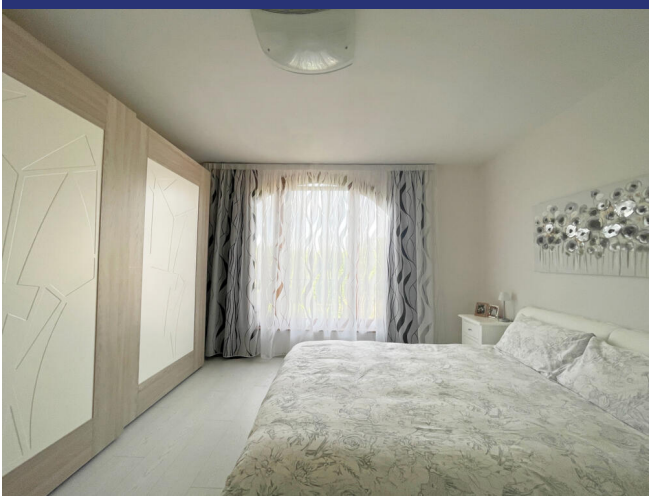




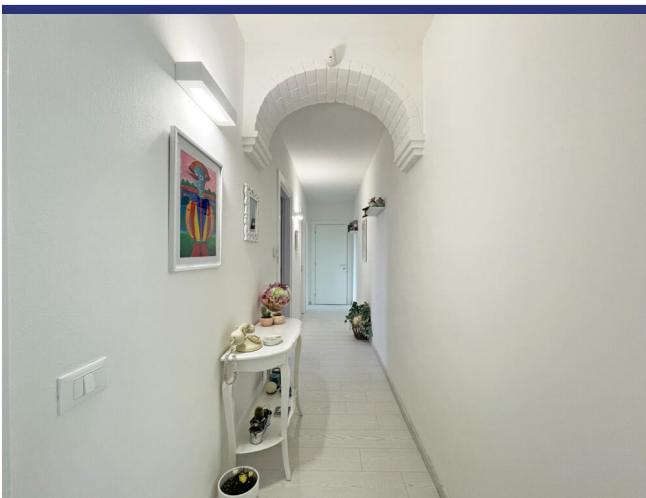


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# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5909
- Apartement/In borgo
- Village House/Cottage
- Panoramic View
- 15 km to Lake
- 125 km to Sea
- 5 km to Village
- Garden
- Terrace
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 295.000
- Floorspace: 128 m<sup>2</sup>
- SQM Plot: 60 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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