

for sale in Civitella Paganico

€ 290.000

Ref. 1164



220 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 9

FOR PRIVACY REASONS, THE ADDRESS AND THE POINTER IN THE MAP ARE PURELY INDICATIVE AND DO NOT CORRESPOND EXACTLY TO THE LOCATION OF THE PROPERTY, WE WILL PROVIDE ALL THE NECESSARY INFORMATION UPON REQUEST.

We offer this terraced house free on three sides of approximately 220 m2, located in the municipality of Civitella Paganico in a place where there is certainly no shortage of panoramic views, silence and nature, nestled on the south side of a hill overlooking the valley of the Ombrone river, on the other side there is Montalcino. The roof has been partially renovated, the systems, bathrooms and fixtures need to be renovated. The residence integrates perfectly with the surrounding Tuscan landscape. The house is arranged on three levels above ground in a single body but could be divisible into two independent units given that it has two eat-in kitchens with fireplace, three bathrooms and various entrances from the garden of approximately 200 m2 where we also find a typical oven wood with furnished shed. The house is part of a small hamlet made up of 4 properties, the environment is quiet and discreet.

In addition to the garden there is a private car park where 3 cars can park, furthermore there is also a shared car park, 100 meters away is a small olive grove of around 1200 m2. The heating is wood-diesel but the boiler needs to be replaced and there are some maintenance tasks to be scheduled. The underfloor heating system is covered with handmade terracotta. The structure is earthquake-proof, there is an ADSL internet connection, is well connected thanks to the new highway, and is partly furnished.

Excellent potential for tourist accommodation business.

Certification

Energy Class: G

Features

Code: 1164	Reason: Sale
Zip Code: 58045	Municipality: Civitella Paganico
Total Square Meters: 220 sq.m.	Bedrooms: 3
Bathrooms: 1	Rooms: 9
State of Preservation: Discreet	: 3
Level: Multi-Storey	Total Floor: 3
Heating: Heating	Parking: Uncovered Parking
Current Status: Free to the deed	Garden: Private, 200 sq.m.
Kitchen: Regular Kitchen	Tv Antenna : Autonomous
Closet	ADSL Coverage
Fireplace	Telephone System
Wiring : By Law	Shower
Wooden Window Frames	Shutters

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	





