

for sale in Montecatini-Terme

€ 250.000

Ref. 1696



108 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

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

In the central area of Montecatini Terme, undergoing significant urban redevelopment, we offer for sale a building with 11 apartments of varying sizes, completely renovated and designed for comfort, efficiency, and accessibility. All units will be Energy Class A.

The residential structure has vehicular and pedestrian access, stairwell

Spacious, with an elevator and stairlift, for truly accessible living. Services, shops, and the spa town's main attractions are just steps away.

APARTMENT NO. 1 - GROUND FLOOR HAS:

- Net surface area: 89 m2
- Exclusive courtyard: 195 m2 (east, north and west sides)
- Commercial area: 108 m2
- Price: €250,000

Layout: living room with kitchenette, 2 double bedrooms, 2 bathrooms, hallway, closet, large private courtyard ideal for outdoor living with privacy.

Internal surfaces:

- Living room/kitchen: 29.78 m2

- Room 1: 14.95 m2
- Room 2: 15.75 m2
- Bathroom 1: 5.22 m2
- Bathroom 2: 4.26 m2
- Hallway: 4.50 m2
- Storage room: 2.64 m2
- Exclusive courtyard: 195 m2

Distribution of the building

- Ground floor: 3 apartments with exclusive courtyard
- First floor: 2 apartments + 1 duplex on two levels
- Second floor: 2 apartments with large balconies
- Third floor: 1 penthouse with connection to the fourth floor and panoramic terraces
- Basement: cellars, garages and uncovered parking spaces that can be combined NOT INCLUDED IN THE ASKING PRICE

Features and finishes

- Insulation: 12 cm thermal coat (Class A)
- Systems: independent heating with condensing boiler, air conditioning and alarm system
- Windows: PVC with double glazing, PVC shutters
- Floors: large-format single-fired tiles; frost-resistant semi-stoneware for exteriors
- Bathrooms: modern sanitary ware, resin shower tray, designer taps
- Elevator: from the ground floor to the third/fourth
- Outdoor areas: fenced private gardens, painted iron driveway and pedestrian gates

Why choose it: A modern, efficient, and comfortable home in one of Tuscany's most renowned locations, with livable outdoor spaces and the option of a garage/parking space.

Certification

Energy Class: A1

Features

Code: 1696	Reason: Sale
Address: Corso Matteotti	Zip Code: 51016
Municipality: Montecatini-Terre	Total Square Meters: 108 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	State of Preservation: Restored
Level: Ground Floor	Total Floor: 4
Heating: Heating	Lift: Yes
Age Construction: 2025	Current Status: Free to the deed
Garden: Private, 195 sq.m.	Kitchen: Exposed Kitchen
Tv Antenna : Condominium	ADSL Coverage
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	







