



logica immobiliare  
la soluzione a portata di mano

## Detached house for Sale in Montepulciano (SI)

350.000 €

Ref: CI53T



**Size:** 150 sqm

**Rooms:** 6,5

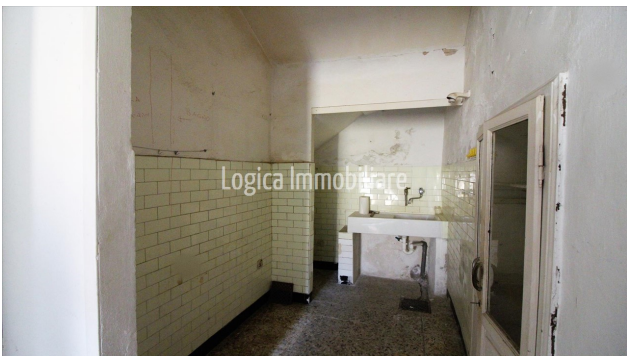
**Bedrooms:** 3

**Bathrooms:** 1

**Energy class:** G

**IPE:** 175

In the heart of the historic center of Montepulciano, famous both for its history and for the fine wine that is produced here, house of the total surface of 150 square meters. about, being part of the original core of the village. On the ground floor there are two adjacent rooms, the first of the surface of 13 square meters stacked as a store and the second of the square footage of 18 square meters stacked as a warehouse with the possibility to use it also as a garage. The living part, instead, of the square footage of about 115 square meters, is developed from the first to the third floor and access is directly from one of the streets of the center, not far from Piazza Grande. The apartment consists of the first floor of two large rooms one of which with kitchenette and a storage room located in the hallway of the floor. On the second floor a corridor with skylight, disengages two other rooms, both with mezzanine, of the surface like those below in addition to a bathroom. What characterizes the apartment is the third floor, reachable through a wooden staircase through the attic, allows access to a terrace in a dominant position compared to all the other buildings of the village, where the view is lost for miles, with a postcard view. The building, of remote and solid construction, recently redone the roof and façade, needs a restoration also with regard to the facilities, but the location and the size reserve the building a great potential with the possibility of transforming it into a single and prestigious residence or divide the two floors into two independent units to be included in the circuit of tourist rentals given the great demand that has always existed for the historic center of Montepulciano especially by foreign tourists attracted by the particularity and beauty of one of the most famous villages of the Sienese territory. Pienza is 15 km away, Siena 60 km, Florence 110 km, Rome Fiumicino airport 210 km.





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