

## Townhouse for Sale in Montalcino (SI)

449.000 €

Ref: TT89T



**Size:** 185 sqm

**Rooms:** 9

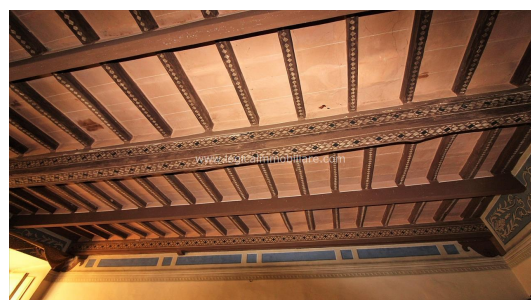
**Bedrooms:** 3

**Bathrooms:** 1

**Energy class:** G

**IPE:** 175

In the heart of the historic center of Montalcino, this historic house to be restored is arranged over 4 levels for a total surface of about 185 square meters. Dating back to the mid-1800s, the main door leads to the large entrance that houses two comfortable under-stairs used as a woodshed. The original travertine staircase leads to the first floor having access to an internal courtyard, perfect for creating a lovely garden. On such floor there is also a large eat-in kitchen, with an ancient fireplace, a wonderful room which is completely frescoed and enriched with an interesting floor with geometric designs. This space is very bright and has two direct accesses: one to a large room / closet and the other one to a room with an arched brick ceiling. A wooden staircase leads to the second floor, consisting of a bathroom and a long corridor that opens to a large hall and two other bedrooms. The ceilings are the original ones, with exposed beams and the flooring in antique terracotta. A staircase leads to an to-be-restored attic, that can be easily transformed according to the needs. Given the size of such space, it is possible to create a terrace overlooking the Val d'Orcia. An interesting property, with high potential, ideal both as a personal residence and as an accommodation facility to be included in the tourist rental circuit. Siena is 42 km away, the sea of Castiglione della Pescaia 72 km, Florence 116 km, Rome 207 km.









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