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## REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA Cell. Tel No: 0039 335 829 8214 Email: info@tuscanyinside.it

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## Apartment with private garden 6 Km from Poggibonsi Poggibonsi (Siena)

Beautiful apartment with private garden located in the Poggibonsi countryside, part of a perfectly renovated farmhouse surrounded by vineyards and agricultural fields.

The property, renovated in 2019, falls into the A1 energy class, in fact, for the works, highly insulating materials and high-efficiency systems were used, guaranteeing significant energy savings and a high level of thermal comfort.

You arrive at the building complex via an asphalted country road and enter the property through the electric gate. We park in the spacious private car park, sufficient for 4 cars, and located in front of the stone staircase consisting of 20 steps which leads us to the private garden of approximately 150 m2. with large pergola.

Here we are struck by the beauty of the landscape context and the views are beautiful over the countryside cultivated with vineyards.

We enter the house directly from the garden into the large open space with kitchen/dining room/living room with pellet stove; via the corridor we access the large bedroom (possibly divisible into two single bedrooms), double bedroom, two bathrooms both with shower. The two bedrooms have French windows that open onto the courtyard of approximately 20 m2.

The conditions of the property are perfect and it is ready to be inhabited immediately.

Reaching Poggibonsi, which is about 6 km away, is really very convenient and the journey can be done in a few minutes by car.

Property amenities:

- Air conditioning in the living room and in the master bedroom
- Video surveillance system
- Alarm system
- LPG heating system and hot-cold air conditioning
- Solar panels
- Garden lighting
- Water softener

The location provided does not indicate the address of the property.

## SALE € 370.000,00

LISTING DATA		COMMERCIAL	COMMERCIAL OFFER		
Published on	18-10-2024	Type of contra	ct Sale		
Reference	150	Price	€ 370.000,00		
Туре	1. Apartment				
Property condition	1. Restored				

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GEOGRAPHIC DAT	ГА	PROPERTY FEATU	RES	
Municipality Province Region Country Location	Poggibonsi Siena Toscana Italy Countryside	Energy rating m <sup>2</sup> Rooms Bedrooms Bathrooms	EP globale non rinnovabile 63,00 kWh/m <sup>2</sup> anno EP globale rinnovabile 14,79 kWh/m <sup>2</sup> anno EP invernale del fabbricato Media EP estiva del fabbricato Bassa 119 N. 3 N. 2 N. 2	
FLOORS / ENTRANCE		CAR		
Nr. Floors 1 Independent entrance		Parking place	N. 4	

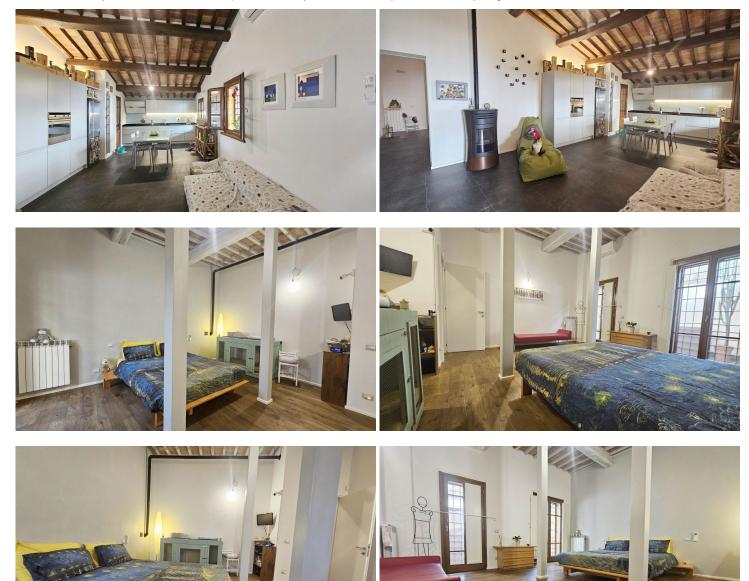
ACCESSORIES		GARDENS AND GROUNDS			
Heating	Gpl		Gardens	m² 150	
Air conditioning	Hot-Cold				



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