



logica immobiliare
la soluzione a portata di mano

Commercial properties for Sale in Montepulciano (SI)

€ 280.000

Ref: LC46T



Size: 330 sqm

Rooms: 11,5

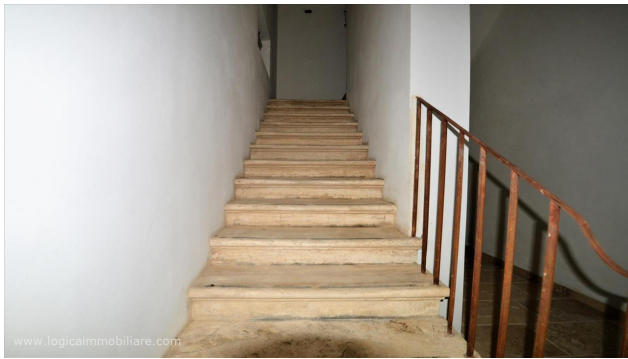
Bathrooms: 3

Energy class: F

IPE: 160

Few steps away from Montepulciano's stoical center, dipped into the characteristic medieval village of Etruscan origin, well-known for its excellent wine worldwide exported and for its good gastronomy, 330 sqm apartment with independent access and terrace, recently restored. The property's square footage is so divided: restored 120sqm at the ground floor, today use as office, restored 60 sqm located at the basement which present the typical brick vaulted ceiling and arches that divided a room from another, and other 80 sqm to be entirely restored. The property presents itself optimally both for a private dwelling and for an investment: 1st solution - dwelling: Comfortable apartment with a wide open space at the ground floor, floor that allows a double entrance, four bedrooms and four bathrooms. The basement is accessible thanks to an inner travertine stair, as well as from the outside, currently it presents storage rooms, but it can be easily converted into another bedroom, a small apartment, a cantina or into a laundry room. 2nd solution - B&B: with an approved project this solution presents 4 bedroom with private bathroom, reception and half-bath at the ground floor, while in the basement it is projected an apartment with two bedrooms, bathroom, living room with kitchen and storage room. Furthermore, the project includes a common laundry and a living area at the disposal of clients, where they can even cook. The heating system is powered by a heat pump and a kilocalories counter. This property could be a great investment, ideal for multiple solutions as dwelling, to entered the tourist rent system or for a business activity. Distances: Montepulciano's storical center 500 mt, Pienza 15 Km, Siena 60 Km, Roma 180 Km.





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