Coldwell Banker Gruppo Bodini
Via Orazio, 23 - 00193 Roma
Phone number (+39) 06 84000000 Fax (+39) 06 99335441

Villa for Sale in Montepulciano
Abbadia
€ 230.000
Ref. CBI038-2915-301608



168 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Elegant apartment with garden in Abbadia di Montepulciano

In the heart of the beautiful Tuscan countryside, we offer for sale a spacious and bright two-level apartment, located in the quiet town of Abbadia di Montepulciano, in a position that combines privacy, convenience, and scenic beauty.
Nestled in the peaceful Montepulciano hills, the property enjoys picturesque views of the surrounding vineyards and the typical landscapes of the Val di Chiana.
Just minutes from the historic center of Montepulciano and easy to reach, it is the ideal choice for those seeking authenticity, tranquility, and a true Tuscan atmosphere.

The property, of 168 commercial sqm with a private garden of approximately 100 sqm and two balconies for a total of approximately 15 sqm, is composed as follows:
● Ground floor: entrance hall, eat-in kitchen with dining area, large double living room with fireplace ideal for winter evenings and a laundry room.
● Upper floor: hallway, two master bedrooms, two small bedrooms perfect for guests or a study, two bathrooms.

The property, in good condition, is ready to welcome your family or, with small renovations, as an investment in one of the most sought-

after areas of the Siena area. A notable feature of the property is the presence of a well.
Excellent road connections, proximity to shops, services, food and wine tours, and cultural attractions make this property perfect as a primary residence or a holiday home.

Property Informations

Address: Via Otto Settembre	**Zip code**: 53045
Bedrooms: 3	**Bathrooms**: 2
Rooms: 4	**Internal condition**: Good
Floor: On two levels	**Total floors**: 2
Date of construction: 1989	**Current condition**: Available after the deed of sale
Terrace: Present	**Garden**: Private, 100 sq.m
Kitchen: Eat-in kitchen	

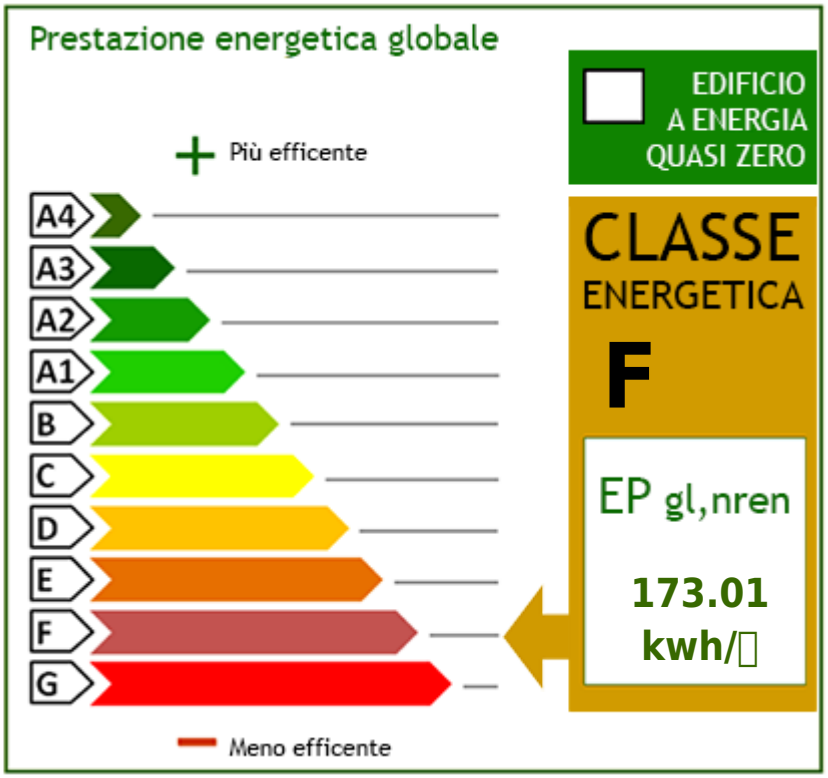
Features

Antenna: Independent	SAT Tv: Independent	Storage
High-speed internet connection	Fastweb connection	Fireplace
Air conditioning	Telephone system	Shower
Preparation for alarm system		

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			

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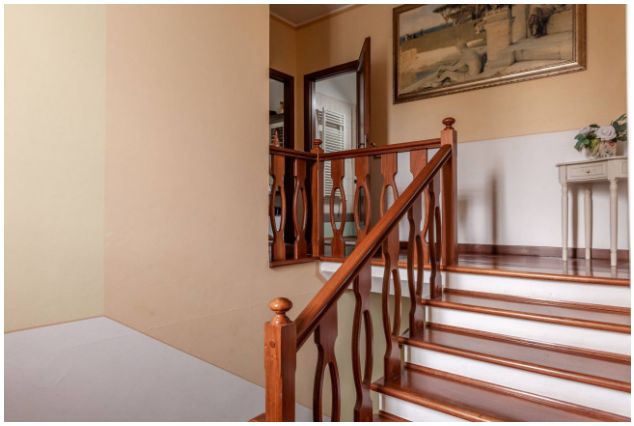




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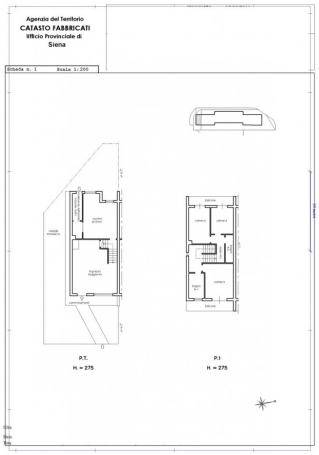












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