Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Charming, tastefully renovated house in the picturesque center of Montegiovi, magnificent panoramic views



IT-TCR435-KA

Panoramic view
58033 Montegiovi
Italy

Data overview

Type of property	House
Kind of property	Townhouse
Postcode	58033
Country	Italy
City	Montegiovi
Additional geographical information	Grosseto
Living space	approx. 220 m^2
Number of rooms	5
Plot size	approx. 200 m^2
Number of bedrooms	2
Number of bathrooms	3
Asking price	290.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained

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Description

Charming, tastefully renovated house in the picturesque center of Montegiovi with stunning panoramic views.

The house comprises a total of 220 sqm and offers two bedrooms, three bathrooms, a bright, finished attic and a terrace.

This beautiful townhouse is located on a hillside in the historic center of Montegiovi and extends over four floors.

The basement features a charming apartment with two separate entrances.

The main entrance provides access to a kitchen, living room, bedroom, bathroom and an adjoining, attractive round brick room, which could be used for a sauna.

Also located on the basement level, with a separate entrance, is the cellar which also serves as a utility room and is connected to the main apartment on the upper floor via an internal staircase.

On the ground floor you enter the main apartment with a spacious kitchen, living room and panoramic terrace.

A guest toilet is also located on this floor.

The first floor comprises a bedroom, a bathroom and a laundry room.

A second bedroom with a study has been created in the attic.

The townhouse has a very long history; it was once part of Montegiovi Castle.

The current owner has carried out an excellent renovation preserving the Tuscan character while incorporating modern comforts.

The main residence was renovated in 2018 and the guest apartment and holiday apartment in 2021.

The ground floor features bamboo parquet flooring with underfloor heating, while the original terracotta floors have been preserved on the upper floors.

The main residence is heated with natural gas and a wood-burning stove in the living room and the guest apartment has air conditioning.

In addition to private use, the townhouse is also ideally suited for holiday rentals.

For more offers please consult our web site www.real-estate-italy.com.

Location

The property is located in the historic center.

The main shopping areas and stores are in Castel del Piano, just 5 minutes away.

The location is strategically advantageous for reaching both the Val d'Orcia (20–30 minutes) and the entire Maremma region.

The coast is 1 hour away and Monte Amiata is 20 minutes away.

The nearest airports are Florence (2 hours), Pisa (2 hours 10 minutes), and Rome (2 hours 30 minutes).

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