Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Asciano ! Stunning apartment in a traditional farmhouse with a shared pool in Asciano



IT-TCR480-KA

Panoramic view
53041 Asciano
Italy

# Data overview

| | |
|---|---|
| **Type of property** | Apartment |
| **Kind of property** | Ground floor |
| **Postcode** | 53041 |
| **Country** | Italy |
| **City** | Asciano |
| **Additional geographical information** | Siena |
| **Living space** | approx. 88 $m^2$ |
| **Number of rooms** | 4 |
| **Number of bedrooms** | 2 |
| **Number of bathrooms** | 2 |
| **Asking price** | 320.000,00 € |
| **Brokerage** | for the buyer 4,88 % incl. VAT |
| **Condition** | Refurbished |

**Contact person**

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

# Description

Situated in a dominant and private position in Asciano, in the heart of the Crete Senesi, this 88 sqm property offers a perfect balance between privacy and panoramic views.
The dwelling opens into an eat-in kitchen that leads to the dining room, served by a first bathroom. On the raised ground floor, there is a characteristic mezzanine used as a first double bedroom, a versatile space that can also be used as a living area. The first floor houses the second double bedroom with its private bathroom. Outside, the property features a functional private area for outdoor dining. The offer is completed by a communal infinity pool, shared with only 7 units, and a privileged view over the surrounding hills.

The building has recently been the subject of a meticulous restoration aimed at preserving the original Tuscan rural architecture. The intervention enhanced and highlighted authentic features such as terracotta flooring and suggestive wooden beams, which provide the rooms with a warm and traditional atmosphere.

The property is served by all main utilities: the heating is powered by LPG and a fireplace, the water supply is guaranteed by the public aqueduct, and there is a well dedicated to irrigation. The house features an Internet connection and an electric gate shared with the other residential units.

The location guarantees maximum privacy without sacrificing proximity to services, making the property functional for every need. Being already successfully included in the tourist rental circuit, it represents a solution ready for income generation, while also being perfectly suited as a primary residence.

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

# Location

The property is located in the municipality of Asciano, in a quiet and panoramic position, but at the same time convenient to services, which are easily reachable at a distance of 8 km. Siena can be reached in about 49 minutes (43 km), Arezzo in 52 minutes (46 km), and Montalcino in 50 minutes (39 km). Connections to the main airports are also convenient: Florence airport is reachable in about 1 hour and 38 minutes (118 km), Perugia in 1 hour and 15 minutes (90 km), while Rome is about 2 hours and 39 minutes (235 km) away.

Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

**Your contact person**

Real Estate Italy
A company of RustiCasa Concept
Nicole Siedersberger-King
Lierstraße 8
80639 München
E-Mail: info@real-estate-italy.com
Homepage: www.real-estate-italy.com

The information and advertising of **Italien Hauskauf** is not legally binding.