



Ref.: 11042 - Palazzo Fontana, Chiusi, Tuscany

4 Bedroom apartment with private parking and roof terrace within the Etruscan town of Chiusi

€ 420,000

Palazzo Fontana is an historic building, dating from the 1800s, beautifully preserved and home to just 2 apartments inside. Covering the upper 2 floors this 4 bedroom apartment has been recently restored to create a modern family home with stunning roof terrace providing 360 degree views of the Val di Chiana and lakes below and across to Citta della Pieve and Monte Cetona. With the main line train station of Chiusi Chianciano just minutes away and all amenities on your doorstep there is no need for transport however the property is being sold with its own gated parking area for 3 cars and garden just 100m from the building.

Property type: Apartment with private garden or balcony

Date of restoration: 2006

Bedrooms: 4

Bathrooms: 2

Land: 400 sqm (acres 988.42)

Rooms: 10,5

Structural condition: Restored

Floors: 2

Kitchen: 1

Property size: 280 sqm

Shared environments: Entrance hall, reception room, dining room, breakfast room, utility room, cloakroom, roof terrace

Area:

The historical town of Chiusi was once one of the most powerful cities in the Etruscan League and still houses one of the most important Etruscan museums in Italy. Situated on the border of Tuscany and Umbria and within easy reach of Siena, Florence, Perugia and Rome not to mention the world heritage site of the Val d'Orcia it has all every day amenities, restaurants and festivals throughout the year.

**Land:**

The apartment has direct access to its own private roof terrace where you can enjoy 360 degree views of the countryside below, ideal for evening drinks in the summer. There is also a gated area of around 400 Sq.m. just a short walk from the property that provides parking for 3 cars, a small garden and dining area with bbq.

**Accommodation:**

Ground floor entrance and original stairs to;

First Floor:

Beams and 'cotto' floors throughout
 Entrance hall
 Dining room with views over the piazza, fireplace
 Bedroom 1 or study
 Cloakroom
 Breakfast room
 Modern kitchen with breakfast bar, boiler room



Stairs to;

Second floor with parquet floor and white washed beams throughout
 Landing with storage space
 Master bedroom (2) with dressing room and ensuite bathroom 1 with corner jacuzzi bath
 Spiral staircase leading to roof terrace
 Bedroom 3 currently divided into 2 connecting children bedrooms, could be bedroom and dressing room
 Guest bedroom 4 with built in wardrobes
 Bathroom 2 with shower









Electricity: Mains

Heating: Gas

Garden 400 sqm

Other Features: Entryphone; Internet; Telephone; Satellite TV;

Energy class: Request in progress

Water: Mains

Terrace

Distances: A1 Autostrada km 3, Florence km 115, Rome km 147, Siena km 77

Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town