



## Ref.: 11085 - Casa di Sotto, San Giovanni d'Asso, Tuscany

*3 bedroom town house with private garden within beautiful borgo close to Montisi and San Giovanni d'Asso*

€ 425,000

Podere Ampella consists of a group of houses that form a small hamlet, situated in the most sought after location in Tuscany overlooking the renowned Val d'Orcia landscape. With ease of access to some of the world's most famous towns and cities, steeped in art, history and culture. It offers a limited number of select two & three bedroom villas and town houses meticulously reconstructed to the highest of specifications. The interiors combine traditional architecture with stylish contemporary living surrounded by private gardens, pergolas, courtyards and pools. Casa di Sotto is a 3 bedroom, 2 bathroom town house of around 140 Sq.m. with private garden and parking, enjoying stunning views towards Montisi. Services include satellite connection, wired for internet, independent gas central heating, mains water and rain water tanks for irrigation. Interesting finance arrangements available.

**Property type:** Group of buildings, hamlet

**Floors:** 2

**Kitchen:** 1

**Property size:** 140 sqm

**Shared environments:** Reception and dining room, pergola

**Structural condition:** Restored

**Bedrooms:** 3

**Bathrooms:** 2

**Land:** 0.1 ha (acres 0.25)

Casa di Sotto is a splendid 3-bedroom town house that enjoys magnificent views towards the village of Montisi and boasts independent vehicle access as well as a large garden. The interior is made up of a spacious living/dining area that leads out to a pergola area for outside dining, one bedroom and bathroom on the ground floor and a further two bedrooms and bathroom on the first floor.









Electricity: Mains  
Heating: Gas  
Garden 1008 sqm

Energy class: F (epgl 278,04 kWh/m\*anno)  
Water: Mains  
Other Features: Internet; Automatic Irrigation;  
Swimming Pool; Satellite TV;

Distances: Florence km 110, Montalcino km 25,  
Montepulciano km 20, Perugia km 75, Siena  
km 55

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