



## Ref.: 11084 - Casa di Mezzo, San Giovanni d'Asso, Tuscany

*2 Bedroom, 2 bathroom town house with guest apartment within fully restored borgo close to San Giovanni d'Asso*

€ 395,000

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 Mezzo is a 2 bedroom, 2 bathroom town house of around 128 Sq.m. with an independent guest apartment on the lower ground floor. 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:** 3

**Kitchen:** 1

**Property size:** 128 sqm

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

**Structural condition:** Restored

**Bedrooms:** 2

**Bathrooms:** 3

**Land:** 0.01 ha (acres 0.02)

Casa di Mezzo is a delightful town house offering a variety of views throughout the day from its three gardens. The interior includes 2 bedrooms and bathrooms with spacious living and dining area leading out onto a balcony and upper garden with pergola. The guest apartment is located on the lower ground floor with its own independent access and garden area. The stunning communal pool offers fabulous views over the Tuscan hills and is situated just a few steps from the property.













Electricity: Mains  
Heating: Gas  
Garden 100 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

