



## Ref.: 11141 - Apt. dei Lecci, Sarteano, Tuscany

*Apartment with balcony in the medieval centre of Sarteano*

€ 100,000

A two bedroom apartment situated at the summit of Sarteano with lovely views over the town. The apartment forms part of an historic building which has the unusual feature of a bridge over the road that connects to the Castle property. The apartment of about 115 sq.m. was restored in the 70's and, although perfectly habitable could benefit from some modernisation.

Property type: Apartment

Floors: 1

Kitchen: 1

Property size: 92 sqm

Structural condition: Habitable

Bedrooms: 2

Bathrooms: 2

Rooms: 5

**Area:**

Situated at the top of Sarteano's Medieval centre, just outside the gates of the Castle and offering fabulous views over the town to the countryside and Monte Cetona beyond. Sarteano is centrally located between Siena and Perugia, Florence and Rome and is the ideal base for exploring both Tuscany and Umbria. With shops, banks, great bars and restaurants as well as festivals and music throughout the year and a large open air swimming pool there really is nothing else to ask for.

**Accommodation**

Shared entrance on the ground floor stairs to:

**First floor:**

Living/dining room with open fireplace and window overlooking the town

From the living room there are two corridors on either side leading to;

Kitchen, well equipped and modern.

Bathroom 1 with bath

Master bedroom 1 with wooden flooring and ceiling

Access to attic space of 22 sq.m.

Along 2nd. Corridor:

Bathroom 2 with shower

Bedroom with large window overlooking the formal garden and building below

Laundry/boiler room with study corner.







Barn: 22 sqm

Energy class: Request in progress

Water: Mains

Electricity: Mains

Heating: Gas

Other Features: Entryphone; Internet; Telephone;

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

