for sale in Montevarchi
Centro
Price on Application
Ref. 1115



320 sq.m. | : 4 | : 3 | : 6

In the heart of the center of Montevarchi is this elegant terraced house for sale: one of a kind, modern architecture that combines design and comfort
a strategic position close to all services: Schools of all grades football pitches sports hall swimming pool train and bus station super market and pharmacies
This refined property is spread over several levels and is built with quality materials.
The 3 levels are completely paved in Indonesian teak, the carefully chosen furnishings, many custom-made, enhance the environment creating a functional and exclusive living solution.

In the semi-basement connected by internal stairs, there is a very large tavern with a built-in kitchen, fireplace and a woodshed. bathroom with shower and a laundry room which leads to the double garage of about 30 square meters where there is a charging station for electric cars, convenient for hosting multiple vehicles.

On the ground floor we find the entrance to the property, accessed from a terracotta paving embellished with plants,

entering the property we find a large living area with dining room and sofa TV corner, as well as a very large kitchen area from which you access the exclusive garden / courtyard, we find a service bathroom in Carrara marble and closet completes the entire floor a comfortable and practical closet.

On the first floor there are 2 double bedrooms both with completely new en-suite bathrooms, with a modern design. A study that can become another double bedroom if necessary. All the bedrooms have habitable terraces.

On the upper floor there is a refined and spacious double bedroom with a separate walk-in closet. There are also 2 built-in wardrobes as well as a bathroom covered in white Carrara marble with hydromassage and shower box. There is also a multipurpose room where a tapirulan is located.
On both sides there are terraces used as solariums. The floor is completed by the technical room with hybrid boiler and heat pump in addition to the recently installed water storage boiler.
All floors are equipped with Daikin air conditioning

To conclude: if you are looking for a finely crafted property with one-of-a-kind finishes, close to all services and points of interest, in a quiet and relaxing area, this property is for you.
It is located 10 minutes walk from the station (1km), where we can easily reach Florence/Arezzo/Siena.
For travel by car, the toll booth is 7 minutes away, where we can reach:
50km away we find Florence, 40km away Arezzo, 52km away Siena, 30km away Greve in Chianti.

The property is equipped with the following systems:
6 KW photovoltaic with storage batteries
Internal and external video surveillance system
video intercom
Alarm system
New boiler (2024)
Kinetic water softener for sanitary
Culligan Drinking Water System (2024)
Hot/cold air conditioning (2024)
New thicker window frames and triple glazing
aluminum shutters
Large exclusive front and rear courtyard
NB: the sale includes furniture (with supplies included)

Certification

: A2

Features

Codice: 1115	Motivazione: Sale
Indirizzo: via san tani	CAP: 52025
Comune: Montevarchi	Zona: Centro
Totale_mq: 320 sq.m.	camere: 3
bagni: 4	Locali: 6

















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