

A603, HYPER-PANORAMIC APARTMENT TWO STEPS FAR FROM PIAZZA DEL CAMPO - SIENA

For sale. € 640.000



We are pleased to offer this beautiful 110 square meters' apartment with a panoramic terrace and a suggestive cellar, located only ten minutes away from the famous Piazza del Campo, unique in the world for its particular and original shell shape as well as to be the celebrated Palio di Siena theater. The apartment is located in a convenient central area. The windows allow a stunning view of the Torre del Mangia and from the terrace, it is possible to admire the old town center of this famous city and the surrounding countryside up to Amiata mountain. The property is one of a kind. Extremely light, which is a rare feature for a town center apartment, it is set up as follows: a large entrance with window, two bathrooms with shower, two bedrooms with view of the Torre del Mangia, a third room for study use, perfectly convertible into an additional bedroom an eat-in kitchen equipped with all household appliances and a large living room with direct access to the panoramic terrace. A further highlight of the house is the 30 square meters' cellar with its ancient tanks used as a washtub. High-level finishing and original grit floors add a great charm to this interesting apartment. The systems are new, including the air conditioning; the heating system is supplied by natural gas. The property is ideal to be put on income through the insertion in the circuit of temporary tourist lease. This specific type of rent guarantees high profitability basically free from the risk of default. Divine Tuscany & Finest Properties is the Number One real estate agency in Tuscany, specialized in the sales of villas and old town-center properties. We only offer carefully selected properties. Within our integrated services, we offer you the opportunity to restructure or modernize your new property in Italy through our specialized renovation company, with over twenty years' experience in the renovation of both luxury farmhouses and properties located inside historical centers. Thanks to our designers we can also provide "turnkey" solutions that include your new property's furniture. REF A603 IMPORTANT: WE WILL ALSO ASSIST YOU IN EVERYTHING AFTER COMPLETION OF THE SALE, AS YOU WILL NEED HELP WITH ALL THE BUREAUCRATIC PROCEDURES CONNECTED WITH THE PURCHASE OF A PROPERTY: FROM THE TRANSFER OF UTILITY CONTRACTS TO LEGAL MATTERS, ASSURING SATISFACTION IN ALL YOUR REQUIREMENTS. WE ADVISE OUR CLIENTS NOT TO BUY REAL ESTATE IN TUSCANY FROM AGENCIES WHICH ARE NOT LOCATED IN THE AREA OF THE PROPERTY BECAUSE THEY WILL NOT BE ABLE TO ASSIST THEM AFTER COMPLETION AS IS OUR CUSTOM, HAVING WORKED FOR YEARS IN THE REGION IN WHICH WE WERE BORN. IT IS WORTH REMEMBERING THAT YOU WILL NEED THE AGENCY ABOVE ALL AFTER COMPLETION, AND IN THIS RESPECT WE WILL PROVE TO BE THE BEST. I WOULD LIKE TO ASK ALL FOREIGN FRIENDS WHO ARE READING THIS A SIMPLE QUESTION: IF YOU WISHED TO BUY THE BEST FLORENTINE T-BONE STEAK AND ABOVE ALL TO KNOW EVERYTHING ABOUT IT, WOULD YOU GO AND BUY IT FROM THE LOCAL BUTCHER DARIO CECCHINI IN PANZANO IN CHIANTI OR FROM GREAT BURGER AT THE INTERSECTION BETWEEN REGENT STREET AND OXFORD STREET IN LONDON? THE ANSWER IS OBVIOUS. IF YOU WISH TO BE CERTAIN OF KNOWING EVERYTHING PERTAINING TO THE PROPERTY YOU ARE ABOUT TO PURCHASE AND YOU WANT TO BE SURE YOU HAVE ASSESSED EVERYTHING YOU NEED TO KNOW ABOUT IT, FROM THE LOCATION TO THE LEGAL ASPECTS RELATING TO IT, OUR EXPERTISE OF OVER TEN YEARS IN TUSCANY'S MOST GENUINE LOCATIONS IS AT YOUR DISPOSAL AND DOZENS OF OUR AMERICAN, ENGLISH, RUSSIAN, FRENCH CLIENTS AND

BASE INFORMATION:

Bed : 3
Bath : 2

LAND INFORMATION:

Square meter: 110

CONVENIENCE:

Energy Savings Amenities: Gas Hot Water,
Landscape Amenities: Landscaping,

THOSE FROM MANY OTHER NATIONS WILL BE HAPPY TO DIRECTLY SHARE THEIR
EXPERIENCE WITH YOU. Pier Paolo Giglioni CEO of the Real Estate Group DIVINE TUSCANY luxury
& finest properties