



COLDWELL BANKER
FUTURA GROUP

Coldwell Banker Futura Group
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Independent apartment for Sell in Pitigliano

📍 Vicolo Varese, Grosseto, 58017 (GR)

165.000€



Contact info



Coldwell Banker Futura Group
Giovanni Floris

Description

“Live the Tuscan dream”

Two-level apartment in the heart of Pitigliano's historic center... Little Jerusalem.

The two-level layout, combined with the presence of two separate house numbers, allows the apartment to be easily divided into two separate units. Ideal for those seeking a double-yielding investment, those looking to combine a home and professional office, or those considering a guesthouse.

Coldwell Banker is pleased to offer for sale a unique opportunity: a delightful two-level apartment located in the heart of the renowned historic center of Pitigliano, one of the most beautiful villages in Italy. Ideal for those wishing to fully immerse themselves in the magical, medieval atmosphere of this tuff-stone town, the apartment, with its characteristic Tuscan style, is arranged over two levels:

On the lower floor, there's a large dining room with a fireplace and a built-in kitchen. A tuff archway leads to a bright living room and the sleeping area, consisting of a double bedroom, a single bedroom, and a bathroom.

.upstairs, however, a living room/study with a large fireplace, a second double bedroom and a large bathroom with shower.

The property is in excellent condition and maintains intact the typical elements of the period such as the wooden beams worked by master shipwrights and the terracotta floors, in particular those on the upper floor, original from the 16th century.

The windows offer suggestive glimpses of the stone alleys and a panoramic view of the valley.

Pitigliano, in the province of Grosseto, is known worldwide for its fascinating history and spectacular location, perched on a volcanic tuff cliff.

The village is universally known as “Little Jerusalem” due to the historical presence of a Jewish community and its ancient ghetto, which can be visited via a fascinating route.

Its roots date back to the Etruscan era and the town is dominated by the imposing Orsini fortress, which recounts centuries of history and struggles between ancient noble families.

The area is also famous for its food and wine tradition, particularly for its DOC wines, such as the “Bianco di Pitigliano”.

A short distance away are the renowned Terme di Saturnia and the Terme di Sorano, ideal for moments of relaxation and well-being, as well as the famous Lake Bolsena, another corner of pleasure.

In short...the opportunity to live in a place outside of time!

Link to a short video: <https://studio.youtube.com/video/-9by4udFszs/edit>

*The information and floor plans provided here are for illustrative purposes only and do not constitute contractual obligations.

Details



Property ID: CBI047-592-520466



Surface: 144.00 m²



Rooms: 6



Bathrooms: 2



Energy Class: G EP glnr: 175.00 kwh/m²



Bedrooms: 3

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **144.00 m²**



Rooms: **6**



Bedrooms: **3**



Bathrooms: **2**



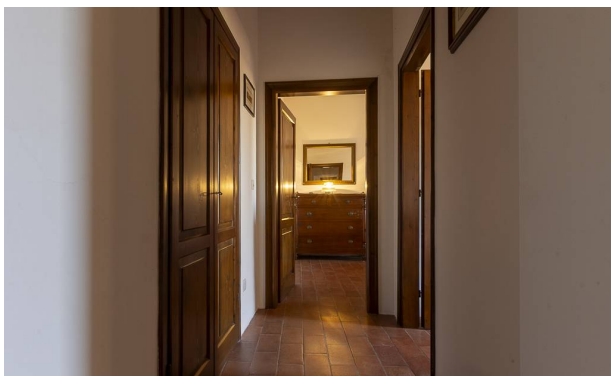
Kitchen: **Habitable**

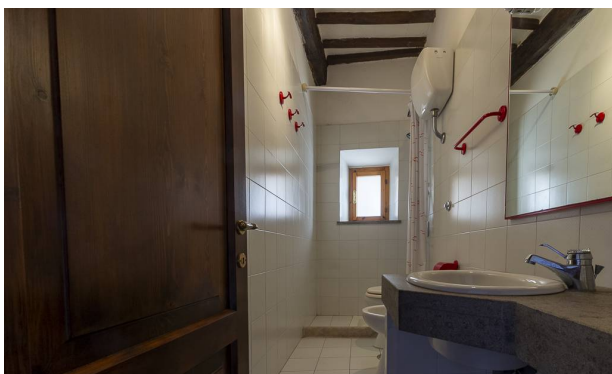
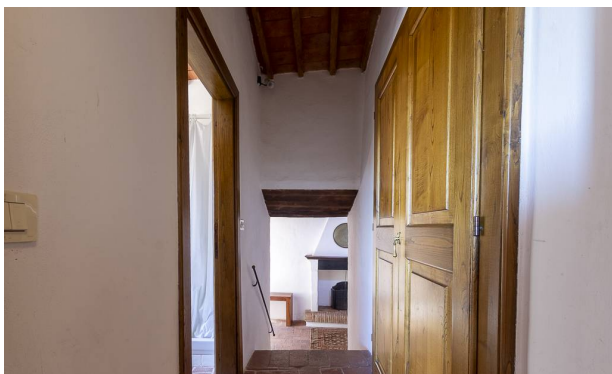


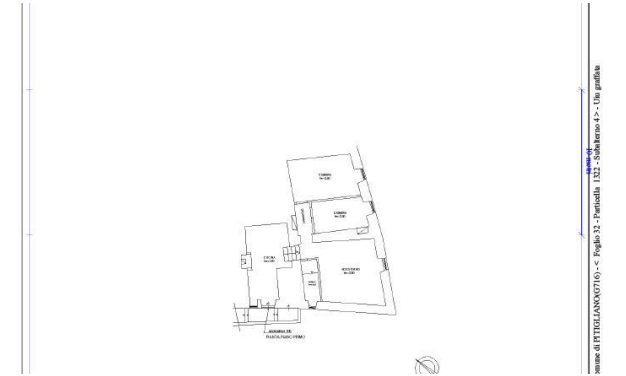
Position: **Central**

Images

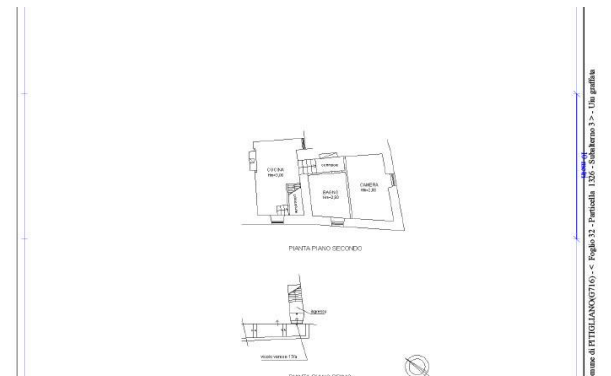








nome di P.TITELIANO(716) - < Foglio 32 - Particella 132 - Subalterno 4 - > - 1 fog. grafica



nome di P.TITELIANO(716) - < Foglio 32 - Particella 132 - Subalterno 3 - > - 1 fog. grafica