



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Contemporary detached townhouse in the centre of Siena with garden and garage | Real estate Tuscany



IT-0394-KA

Zentrum  
53100 Siena  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Townhouse
<b>Postcode</b>	53100
<b>Country</b>	Italy
<b>City</b>	Siena
<b>Additional geographical information</b>	Siena
<b>Living space</b>	approx. 140 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 160 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	3
<b>Asking price</b>	575.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Refurbished
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

A superlative opportunity to own an impeccably designed home located not far from the Siena Cathedral. Newly built, in an extremely private setting and with unparalleled views of the Cathedral, it is a home respectful of Italian style with a nod to a contemporary sensibility.

In creating this masterpiece, the design process prioritized comfort and beauty for a modern home showcasing high quality materials all over. This two-bedroom townhouse boasts a privileged position in the center of Siena, a private garden, and a garage.

The Townhouse :

This impeccable home is laid out on three floors for a total of 140 sq.m.. Especially noteworthy is that it's detached and free on all four sides, making for a very private and quiet townhouse.

Ground Floor:

Natural light consumes the ground floor of this home, consisting of a street level tavern featuring a large living room with adjacent service bathroom.

It provides plenty of storage space for books, and it feels cozy and welcoming. Extremely bright and spacious, it is the right place for you to relax and welcome friends and family in.

First Floor:

A luminous staircase leads you to the mezzanine floor, where you will find a large daytime room featuring an open kitchen with dining area, and the floor's bathroom.

You'll notice high quality materials all over, from the kitchen appliances to the splendid dining area, featuring a glass table that could comfortably seat six people.

From this floor you have direct access to the charming courtyard with its large terrace. It surrounds the property and it's the perfect place for you to place tables and chairs and enjoy outdoor meals in the warmer months. It also features several olive trees planted by the previous owners.

Second Floor:



Going up the internal staircase you then access the nighttime area of the house, consisting of a double bedroom, a bathroom, and a single bedroom. Paired with wooden floors and large windows, this floor is extremely bright and showcases exceptional finishes throughout the rooms.

From the double bedroom you then step into the panoramic terrace with views of the majestic Siena Cathedral – an amazing plus to an already stunning home.

#### Outdoors

This charming home also features a private garden (about 60 sq.m.), where you can organize al fresco dinners with your friends and family. Next to it you will also find a garage.

## Location

Siena, Toskana.



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**Your contact person**

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