



## La Prima Notte The Luxury 9

### معلومات الوكيل

ArKadia	اسم:
	اسم الشركة:
United Kingdom	بلد:
	هاتف:
Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish	Languages:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 430,500

موقع: بلد:  
الدولة / المنطقة / المحافظة: Italy  
مدينة: Tuscany  
نشر: San Casciano dei Bagni  
وصف: 22/04/2022

Exclusive Apartment for sale in Tuscany – The Luxury #9 - La Prima Notte is a prestigious apartment in the elegant residential complex of exclusive design that combines the Tuscan style and cosmopolitan spirit. Fifteen apartments, the parts of the residential complex, are furnished with taste and elegance; have large windows overlooking the hills of Crete Senesi with sunset views and historical center of the medieval village of San Casciano dei Bagni. All apartments are equipped with comforts and modern technologies, such as Wi-Fi and satellite TV. There are spacious common areas, garden, private parking, bike storage, gym, swimming pool and common laundry. The apartment for sale, The Luxury #9 has a total area of about 156 sqm. The property is located on the ground floor and spread on the unique level consisting of: a large living room, a kitchen, two double bedrooms and two bathrooms. The apartment has a terrace of about 8 sqm. The interior furnishings are included in the sale price. Energy Class B

Structural finishing was made using the basic materials of Tuscan territory, such as natural stone Santa Fiora and solid wood. The residential complex was designed considering eco-compatibility and energy saving. The apartments are equipped with solar panels, the newest systems of the latest generation and thermal-acoustic insulation that respectfully combines refined comfort with environment. The used techniques blend traditional craftsmanship with contemporary building technology.

All apartments are equipped with comforts and the latest technologies such as Wi-Fi and satellite TV connection, air conditioning, video entryphone; there is a possibility to install anti-intrusion system. There is acoustic insulation in the building and in every single unit. Integrated heating system is supplied by solar panels of high energy efficiency. Electricity system has common contract and only one counter but there is an accounting system that allows monitoring the consumption of every individual unit. Smoke



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detection system was extended from the areas of common use to the private spaces inside apartments. Outdoor lighting and lighting in common areas is managed by an electronic system that allows controlling the space illumination only in the presence of people and only when natural light is reduced.

The exclusive location and accessibility to the main roads make this property a beautiful luxury apartment, ideal for use as a second home to spend holidays in one of the most beautiful areas of Tuscany. This residence is perfect for admiring the countryside, being located a short walk from the exclusive Fonteverde Natural Spa Resort and having all the comforts of city apartment.

San Casciano de Bagni is a small medieval village possessing great charm of beautiful historical center and thermal center of Fonteverde, well-known and famous throughout the world and inserted between The Leading Small Hotels in the World and The Great Spa Hotels in the World. We find ourselves only 500 meters from the historical center and Fonteverde spa. We are in the heart of Tuscany close to the most famous medieval villages like San Casciano dei Bagni, Cetona, Pienza, Montepulciano, Citta della -Pieve; the territory is rich in history, art, nature and spa, at a short distance from the A1 (exit Chiusi Chianciano Terme), the railway station and the ancient and fascinating Via Cassia.

The property was restored according to regular planning permissions and registered for the municipality of San Casciano dei Bagni.

The apartments are owned by a real estate company and the sale is the subject to a property registration tax of 4% if it is to be a main residence or 10% if it is to be a second home.

Reformed  
1950

شرط:  
بنيت:

## Lease terms

Date Available:

معلومة اضافية  
رابط الموقع:

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## Contact information

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IMLIX ID:

