



## La scaletta dell'Appetito



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 326,209.34

### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Monte Argentario
Soumis:	18/07/2024

### Description:

The property, located on the first floor of a two-story building, is accessed via a few steps. On the right you will find the private garden, of approximately 25 sqm, while on the left the entrance door of the apartment, which is on one level and is composed of a large bright living room, a kitchen, two large double bedrooms and a bath. From the living room and one of the bedrooms there is access to a balcony from which you can enjoy a beautiful sea view.

The property is in a good state of maintenance, however it could be made more modern.

The house is connected to the Fiora aqueduct and the municipal sewer. For heating there is a pellet stove, currently to be restored. In view of the work to be undertaken, the connection to methane could be made, which passes in the main road under the property.

The exclusive location and the rationality of the rooms make this property a beautiful apartment, ideal both for use as a first home and as a second home to spend your holidays in one of the most beautiful and coveted places in Tuscany, also being able to take advantage of the possibility of tourist rentals.

Porto Santo Stefano. The apartment is located near the Spanish Fortress, convenient for reaching all amenities.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This



due diligence may be requested by the customer at the time of a real interest in the property.

The property is registered in the name of a natural person(s) and the sale will be subject to registration tax according to current regulations (see private purchase costs).

Condition: Reformed  
Année: 1970

## **Lease terms**

Date Available:

## **Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/KPMQ-T1890/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1890/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 8892

