



## Professional First Floor Office in historic borgo – Montepulciano



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 203,388.4

### Standort

Land:	Italien
Staat/Region/Provinz:	Toskana
Stadt:	Montepulciano
Postleitzahl:	53045
Veröffentlicht:	27.02.2026

### Beschreibung:

Bright 19th-century space under residential recovery with mezzanine potential, for sale in Montepulciano, Siena.

A short distance from the historic center, we exclusively offer a prestigious apartment of approximately 1,087 sq ft (101 sq m) set within a context of exceptional architectural value. The position is private and panoramic, harmoniously integrated into the Valdichiana landscape. The complex, known as Antico Borgo, is the result of a refined restoration completed in 2016 of the original 19th-century hospital—a traditional terracotta brick building protected by the Fine Arts Ministry.

Today, the structure represents a vibrant multipurpose hub, combining exclusive residential units with prominent professional firms and services. The property, located on the first floor with private access via a side entrance, is distinguished by high ceilings with exposed wooden beams and large windows that flood the rooms with natural light. The transformation project allows for the creation of a modern living area, kitchen, bedrooms, and bathroom, with the added value of being able to construct a mezzanine (loft) covering up to one-third of the current surface area.

The property includes provisions for air conditioning and an alarm system, an armored door, and a valuable covered parking space (carport). Please note that the renovation project is managed by an investment fund; therefore, the purchase is subject to VAT at 4% for primary residences and VAT at 10% for second homes. The property will be delivered in shell condition, with internal partition walls already constructed and all systems (plumbing/electrical) pre-installed. A unique opportunity for those seeking historic charm combined with contemporary functionality.



PROPERTY Ref: MTP3509\_L24B

Location: Montepulciano, Province: Siena, Region: Tuscany

Type: 101 sq m/1,087 sq ft first-floor apartment set within a restored historic complex

Year of construction: 1800

Year of restoration: 2016

Conditions: excellent/brand new, to be tailored

Parking: 1 private car seat within the outdoor parking facility

#### Utilities:

Fixed telephone network: available

Internet: available

Heating: centralized heating

Water: mains city supply

Electricity: available

Water waste: mains city connection

Distance from services: on foot, Montepulciano historic center 2 km

Distance from main airports: Perugia 75 km, Florence 120 km, Rome – Fiumicino 200 km

First Floor: Large living room with kitchenette, two bedrooms, bathroom, and potential for a mezzanine/loft level.

Gebaut: 1800

### Allgemein

Fertige m<sup>2</sup>: 101 m<sup>2</sup>

Stockwerk Nummer: 1

### Gebäudedetails

Parkplatz: Ja

Anzahl Etagen: 1

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/SIFI-T1817/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1817/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Kontaktinformation

IMLIX ID: 42371



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