



## IL RIFUGIO DI GIOVE



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 340,311.55

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Tuscany
Πόλη:	Castel del Piano
Δημοσιεύθηκε:	26/03/2026

#### Περιγραφή:

This beautiful townhouse is located in the historic center of Montegiovi, on the side that offers spectacular sunset views. The property is arranged over 4 levels. On the basement level there is a charming apartment with double independent access. The main entrance is through a covered outdoor terrace; from here you enter the kitchen, the living room, the bedroom, the bathroom, and a beautiful adjacent circular brick room that could accommodate a sauna. Also on the basement level, with independent access, there is the cellar, also used as a technical room, connected to the main apartment on the upper floor via an internal staircase. On the ground floor, with independent entrance, you access the main apartment. You are immediately welcomed by a spacious kitchen, and continuing on you reach the living room and the panoramic terrace. On the same floor there is also a guest bathroom. On the first floor there is a bedroom, a bathroom, and a laundry area. On the top floor, in the attic, a second bedroom with study has been created.

The townhouse has very ancient origins; in fact, it was once part of the Castle of Montegiovi. The current owner has carried out an excellent renovation, preserving the Tuscan character while introducing elements of modernity and comfort. The main apartment was renovated in 2018, while the apartment intended for guests and seasonal rentals was renovated in 2021. The ground floor features bamboo flooring with underfloor heating, while on the upper floors the original terracotta flooring has been preserved.

The property is connected to all utilities. Heating is provided by methane gas and a wood-burning stove in the living room for the main apartment, while the guest apartment is equipped with hot/cold split units.



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Water is supplied by the public aqueduct, and hot water is produced by solar panels. Wi-fi line is available.

The townhouse is perfect as a primary residence and for hosting friends and family, who will enjoy their own privacy and independence. Also excellent as an investment for tourist rentals.

The property is located in the historic center. The main services are in Castel del Piano, just 5 minutes away. A strategic position to reach both Val d'Orcia (20–30 minutes) and the entire Maremma area. The sea is 1 hour away and Monte Amiata can be reached in 20 minutes. The nearest airports are Florence (2h), Pisa (2h 10min) and Rome (2h 30min).

The Great Estate group conducts, through the seller's technician, a technical due diligence on every acquired property that allows us to thoroughly understand the urban planning and cadastral status of each estate. This due diligence can be requested by the client at the time of genuine interest in the property.

The property is in name of natural person.

Κατάσταση: Reformed

Κατασκευάστηκε: 1400

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/KPMQ-T2493/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2493/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10012

