



## Prestigioso Ufficio Polifunzionale Vista Valdichiana – Montepulciano



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 246,432.5

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Tuscany
Város:	Montepulciano
Irányítószám:	53045
Feladta:	2026. 03. 24.

### Leírás:

Set within an elegantly renovated 19th-century complex, this spacious and bright executive office is move-in ready in Montepulciano, Siena. In the heart of one of Tuscany's most captivating locations, just a short distance from the historic center, this prestigious professional space is situated in a setting of immense architectural value. The complex, known as Antico Borgo, is the result of a refined restoration of an original 19th-century hospital—a traditional terracotta brick building protected by the Fine Arts Ministry, completed in 2016. The office is located on the raised ground floor, with an entrance via one of the internal access points of the central building, spanning an area of approximately 1,259,38 sq ft. / 127.8 sq m. The interiors are characterized by high ceilings with exposed wooden beams that provide warmth and prestige, while large windows offer exceptional natural light and a sense of openness, creating a unique and inspiring work environment. The internal layout, finished to the highest standards, has been designed for maximum professional efficiency: it includes a welcoming reception area, a dedicated meeting room, five private offices, an archive, and a bathroom. The property is equipped with air conditioning, an armored door, automatic shutters, an alarm system, and a reserved parking space. Beyond its high-end residences, the Borgo hosts an exclusive network of services, including banks, notary firms, medical centers, and premium retail such as a pharmacy and beauty salons, making this location a functional, high-level hub. This is a headquarters of great charm, where history and contemporary efficiency blend in a refined, timeless balance.



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PROPERTY Ref: MTP3509\_L9

Location: Montepulciano, Province: Siena, Region: Tuscany

Type: 1259,38 sq ft. / 117 sq m executive office on the raised ground floor of a restored historic multipurpose complex.

Year of construction: 1800

Year of restoration: 2016

Conditions: excellent/ move-in ready

Garden: condo outdoors

Parking: 1 private car-seat in the basement parking area + outdoor parking for visitors

Utilities:

Fixed telephone network: available

Internet: available

Heating: centralized heating and cooling systems

Water: mains city supply

Electricity: available

Water waste: mains city connection

Alarm system; reinforced security door and a private car-seat in the basement parking area

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

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

Layout:

Raised Ground Floor: Entrance/reception area, meeting room, 5 private offices, archive, and bathroom.

Built: 1800

## Gyakori

Kész négyzetméter: 117 nm

## Building details

Parking: Yes

Emeletek száma: 1

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/SIFI-T1795/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1795/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 41921



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