



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 800,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Tuscany
Plaats:	Montepulciano
Postcode:	53045
Geplaatst:	23-04-2026

### Omschrijving:

In a palazzo in the historic centre, frescoed apartment rich in original features, panoramic terrace, garage and cellar, for sale in Montepulciano. A refined synthesis of the grandeur of historic Tuscan residences and the practicality of contemporary living, enhanced by open, light-filled views, the apartment extends to approximately 200 square metres. The entrance hall and corridors welcome with elegant parquet flooring, lending warmth and continuity throughout. The reception area comprises two generous drawing rooms with double-height ceilings, exquisitely frescoed. Unlike typical rural architecture, elegance here is expressed through smooth surfaces and finely executed pictorial decoration. The sleeping quarters present a harmonious interplay of styles and finishes. The principal bedroom is a charming retreat, distinguished by its original Art Nouveau flooring and an en-suite bathroom. The second bedroom retains the allure of the 1920s, with splendid frescoes and period flooring. The third bedroom is a versatile space, currently fitted with carpet. There are two bathrooms on the main floor: a practical shower room and a second with a bathtub. The heart of the home is the open-plan kitchen, seamlessly integrated with a dining area that opens onto a generous 9-square-metre terrace. This outdoor setting—an exceptional rarity within historic town centres—affords uninterrupted views across the rooftops and surrounding countryside, making it ideal for al fresco breakfasts and dinners. The residence is further enhanced by an 88-square-metre cellar on the lower ground floor, complete with an independent external access, as well as a 33-square-metre garage. Benefiting from a magnificent panoramic terrace and the amenities included, this distinguished home is equally suited as a primary residence for lovers of history or as an exclusive holiday retreat in one of Tuscany's most sought-after locations.

PROPERTY Ref: MTP3621



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Location: Montepulciano, Province: Siena, Region: Tuscany

Type: 200 sq m/2153 sq ft ground floor frescoed town apartment featuring a panoramic terrace and completed by a basement tavern and a garage

Year of construction: 1600

Conditions: good

Parking: 33 sq m/355 sq ft garage

Terrace/Balcony: 9 sq m/97sq ft panoramic terrace

Utilities:

Fixed telephone network: available

Internet: available

Heating: LPG

Water: mains city supply

Electricity: available

Water waste: mains city connection

Distance from services: on foot

Distance from main airports: Perugia 75 km / 47 miles, Florence 130 km / 81 miles.

Layout:

Ground Floor: Entrance with dining room, kitchen, living room, study, 3 bedrooms (one with ensuite bathroom), 2 bathrooms.

Basement: 88 sq m/947 sq ft with tavern/cellar, to be renovated

Gebouwd: 1600

## **Algemeen**

Afgewerkte vierkante meter: 200 m<sup>2</sup>

## **Building details**

Parking: Ja

Aantal verdiepingen: 2

## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL: [http://www.arkadia.com/SIFI-T1870/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1870/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 44545



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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