



APPARTAMENTO DEL MERCANTE



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 484,533.76

Location

Country: Italy
State/Region/Province: Tuscany
City: Montepulciano
Posted: Jul 01, 2025

Description:

Located on the very central Via del Poggiolo, we offer for sale a spacious apartment with an independent entrance and a characteristic street-level cellar. The property is set within a charming 17th-century historic building and boasts a prime location with panoramic views over Piazza delle Erbe. The apartment, measuring approximately 220 sqm and arranged on a single level on the first floor, comprises an entrance hall, kitchen with an old hearth, dining area, living room/study with fireplace, hallway, three bedrooms, two bathrooms, and a laundry room. The rooms are spacious and well laid out, preserving original features and offering an authentic and welcoming atmosphere. On the ground floor, with direct access from the street, there is an impressive cellar of about 90 sqm, with separate entrances from the main residence. The space retains its typical brick arches and offers a variety of potential uses, including as a garage or exhibition space.

The apartment is of historical interest, as the entire building dates back to the 1600s. The property was then renovated in the 1990s.

The property is equipped with all utilities. Water supply is provided by the municipal aqueduct, while heating is supported by an independent methane gas system.

The property is perfect as a primary residence for those who wish to fully experience the uniqueness of the historic center, but it also lends itself well as a summer holiday home or a potential tourist accommodation.



The location of this apartment is truly unparalleled. Situated just a few steps from the renowned Piazza delle Erbe—a vibrant square well-loved by locals—it offers easy access to a wide range of shops, cafes, and essential services. The nearest airport is Perugia, 75 km away, while Florence is 120 km and Rome 210 km from the property.

For every property acquired, the Great Estate group carries out a technical due diligence through the seller's technical expert, which allows us to thoroughly understand the urban planning and cadastral status of each property. This due diligence can be requested by the client at the time of genuine interest in the property.

The property is registered under a natural person.

Condition: Reformed
Built: 1600

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T2210/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 9662

