



## Professional First Floor Office in historic borgo – Montepulciano



### 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 203,388.4

### Location

Country: Italy  
State/Region/Province: Tuscany  
City: Montepulciano  
ZIP code: 53045  
Posted: Feb 27, 2026

### Description:

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.

Built: 1800

#### **Common**

Finished sq. ft.: 101 sq m

Floor Number: 1

#### **Building details**

Parking: Yes

Number of Floors: 1

#### **Lease terms**

Date Available:

#### **Additional information**

Website URL: [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)

#### **Contact information**

IMLIX ID: 42371



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