



Renovated two-story apartment, Montepulciano, Siena – Tuscany



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: EUR 225,000

Location

Country: Italy
State/Region/Province: Tuscany
City: Montepulciano
ZIP code: 53045
Posted: Aug 07, 2026

Description:

An elegant two-story home in the exclusive Antico Borgo of Montepulciano. Just a stone's throw from the historic center of Montepulciano and the famous landscapes of the Valdichiana, we present a rare two-story residence within the prestigious Antico Borgo. The result of a masterful restoration of the 19th-century city hospital—a site protected by the Italian Ministry of Cultural Heritage—the complex features imposing facades made of authentic Tuscan terracotta. This unit, distinguished by its distinctive interior architecture, boasts a unique floor plan, ensuring a clear and valuable separation between the living area and the maximum privacy of the sleeping quarters. The 114 m² / 1,227 sq mt apartment opens onto the first floor with an airy and bright open-concept living area. The space, which harmoniously integrates the living room and open kitchen, is enhanced by traditional 2.70-meter-high ceilings with wooden beams and joists, as well as large windows that flood the home with natural light throughout the day. This level also features a bathroom with a shower, cleverly organized to double as a laundry area. A striking open staircase in wood and steel, with a light and contemporary design, ascends to the upper floor, serving as a true design element without taking away from the living room's spaciousness. The second level reveals the home's most intimate and romantic spirit. A tastefully appointed hallway leads to a bedroom and a private study. The sloping lines of the roof, the warm oak laminate floors, and the skylights flush with the roofline create a cozy and peaceful atmosphere. Rounding out this level are two spacious and charming attic spaces, currently configured as two small bedrooms and a second immaculate bathroom with a shower. In excellent condition and ready to move in, the property features central heating with a heat pump, a pellet stove, and a security door. Perfectly situated in a well-maintained neighborhood featuring



elegant professional offices, medical centers, and boutiques, and just a few minutes from Pienza, the Val d'Orcia, and the thermal baths of Chianciano, this home represents an unparalleled investment: perfect as a prestigious primary residence, a luxurious Tuscan retreat, or for inclusion in the international tourist rental market.

PROPERTY Ref: MTP3880

Location: Montepulciano, Province: Siena, Region: Tuscany

Type: apartment in a renovated historic residential complex

Year of construction: 1800

Year of Renovation: 2016

Condition: Excellent

Garden: Shared outdoor area

Utilities:

Fixed telephone network: available

Internet: fiber-optic connection

Heating: central heat pump system + air conditioning

Water: mains city supply

Electricity: available

Water waste: mains city connection

Alarm system pre-wired

Security door

Distance to services: 1 km on foot to the historic center of Montepulciano

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

Layout:

First floor: living-dining room with open kitchen, sitting room, 1 bathroom with shower, and laundry room.

Second floor: hallway, 1 master bedroom, 1 study, 2 spacious habitable attic rooms, 1 bathroom with shower

Built: 1800

Common

Finished sq. ft.: 118 sq m

Floor Number: 1

Building details

Number of Floors: 2

Lease terms

Date Available:



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Additional information

Website URL: http://www.arkadia.com/SIFI-T1964/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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