

# CROFT

## REAL ESTATE

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**Property Code: 2296**

**Area:**

**Near:** Capalbio Centro Storico

**Region:** Toscana

**Province:** Grosseto

**Property Type:** Apartment

**Floor:**

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**Sqm:** 110

**Outdoor Sqm:** 0

**Outdoor Space:** Nessuna

**furnished:** Semi (kitchen & Bath)

**Type of decor:** Modern

**State of decor:** Ristrutturata

**Total rooms:** 3

**Living room:** Soffitti Alti, Camino

**Dining room:** Zona Giorno

**Double bedrooms:** 2

**Single bedrooms:** 0

**Bathrooms:** 1

**Bathroom type:** Doccia, Moderna

**Fridge/Freezer:** 1/2 Size Fridge

**Kitchen type:** Small

**State of Kitchen:** Ristrutturata

**Cooking facilities:** Gas Cookers+oven

**Heating:** Independent Gas

**Floor type:** Terracotto

**Luminosity:** Bright

**Noise level:** Silent

**Parking:** None - Street

**Public transport:**

**Building condition:** Excellent

**Year built:** 1600

**Neighborhood:** Country Side

**Condo expenses:**

**Other expenses:**

**Term:** For Sale

**Utilities active:**

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### Amenities:

- ✓ Built in closets
  - ✓ Close to park
  - ✓ Dishwasher
  - ✓ Double windows
  - ✓ Fireplace
  - ✓ High ceilings
  - ✓ Independent house
  - ✓ Internal stairwell
  - ✓ Pets allowed
  - ✓ Shower
  - ✓ View
  - ✓ Washing machine
  - ✓ Wooden Ceils
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## Detailed Description:

Appartamento accanto il Castello di Capalbio

Situato nel Borgo Antico rinominato di Capalbio, tra le piazzette medievale e Rinascimentale, vi proponiamo questo Palazzetto Antico cielo terra, ristrutturata splendidamente e con travi a vista, pavimenti in cotto e ampie viste sulla vallata, 110mq. da visura catastale e composto da: 1° Livello. Tramite un ingresso indipendente in un Vicolo accanto il Castello Aldobrandesca troviamo un delizioso soggiorno con pavimentazione in cotto e travi a vista attentamente restaurati e un camino in mattone. La zona giorno è arricchita da due finestre con vista verdeggiante sulle colline circostante. Dieto un muro ne abbiamo una cucina moderna in condizione nuova completa di frigo grande e corredata di finestra con vista. 2° Livello. Una scala comodo in mattone rivestito in legno porta al 2° livello dove troviamo la zona notte composto da due camere matrimoniale, entrambi con finestra con la stessa vista di sotto è un comodo bagno moderna in ottima condizione.

L'immobile è adatto ad una piccola famiglia intenzionata a soggiornare nel bel Borgo antico, vicina ai servizi e si presta come ottimo piede a terre per. Fruibile anche come casa da dedicare alla locazione breve per le numerose richieste. azione. no.

Capalbio è un Borgo rinominato, molto ben tenuto dal Comune, inserito nella campagna Toscana ma anche vicino il mare. Un'atmosfera ricca del passato, meta di turismo di un clientele elevato e luogo da sempre amato dai personaggi politici, dello spettacolo e non solo.

Apartment

Apartment next to the Castle of Capalbio located in the renowned ancient village of Capalbio, between the medieval and Renaissance squares, we offer you this ancient building on two levels, raised and first floor, beautifully renovated and with exposed beams, terracotta floors and views of the surrounding countryside. Approx. 110mq. circa per city maps and composed of:

1st Level. Through an independent entrance in an alley next to the Aldobrandesca Castle we find a delightful living room with terracotta flooring and carefully restored exposed beams and a brick fireplace.

The living area is enriched by two windows with a verdant view of the surrounding hills. Behind a wall we have a modern kitchen in new condition complete with large fridge and equipped with a window with a view.

2nd Level. A comfortable brick staircase covered in wood leads to the 2nd level where we find the sleeping area consisting of two double bedrooms, both with windows with the same view below and a comfortable modern bathroom in excellent condition. This level has a false ceiling and, being situated beneath a pitched roof, it would be feasible to open up this space, providing higher original exposed ceilings and opening up the space.

The property is suitable for a small family intending to stay in the beautiful ancient village, close to services and is an excellent base for land. Also usable as a house to be dedicated to short-term rental due to the numerous requests. action. no.

Capalbio is a renamed village, very well maintained by the Municipality, inserted in the Tuscan countryside but also near the sea. An atmosphere rich in the past, a tourist destination for a high clientele and a place that has always been loved

by political, entertainment and other figures.

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Photos / Images:





