

Ref. 2851 – APPARTAMENTO GARIBALDI

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2-BEDROOM APARTMENT FOR SALE IN THE MAIN SQUARE OF SOCI, CASENTINO

Bibbiena – Arezzo – Tuscany



Interiors
146 m²

Bedrooms
2

Bathrooms
1

Terrace
11 m²

In the main square of **Soci**, a **Casentino** town known for its woolen mill and famous curly fabric, 141-m² **apartment** for sale on the first floor. The building, consisting of six residential units, is in excellent condition. Even the square, which has recently undergone a complete restoration, now offers a well-kept and welcoming environment overlooked by two of the home's windows.

The ornate wooden condominium door leads to the hallway, where on the ground floor is the property's **cellar** (5 m²), ideal as a convenient storage room. Through wide stone stairs one reaches the entrance to the dwelling.

The apartment, recently renovated with excellent finishes, consists of entrance hallway, living room, kitchen, two bedrooms, large walk-in closet and bathroom. The windows of the living room and one of the rooms are facing west and directly overlook the square. On the opposite side, facing east, the large window in the kitchen leads to a **terrace** (11 m² – 118 ft²) that runs along the entire side of the apartment, where there is also a laundry room and boiler room.

SUMMARY OF THE PROPERTY

REFERENCE #: 2851 – APPARTAMENTO GARIBALDI

TYPE: apartment

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 146 square meters (1,571 square feet)

TOTAL ROOMS: 6

BEDROOMS: 2

BATHROOMS: 1

ANNEXES: no

MAIN FEATURES: parquet flooring, wooden beams, terrace, overlooking the main square of the town, private cellar, condominium entrance with stone staircase

EXTERIOR: 11 square meters (118 square feet)

GARDEN: no, but terrace

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 146.19 kWh/m²year)

HEATING SYSTEM: radiators

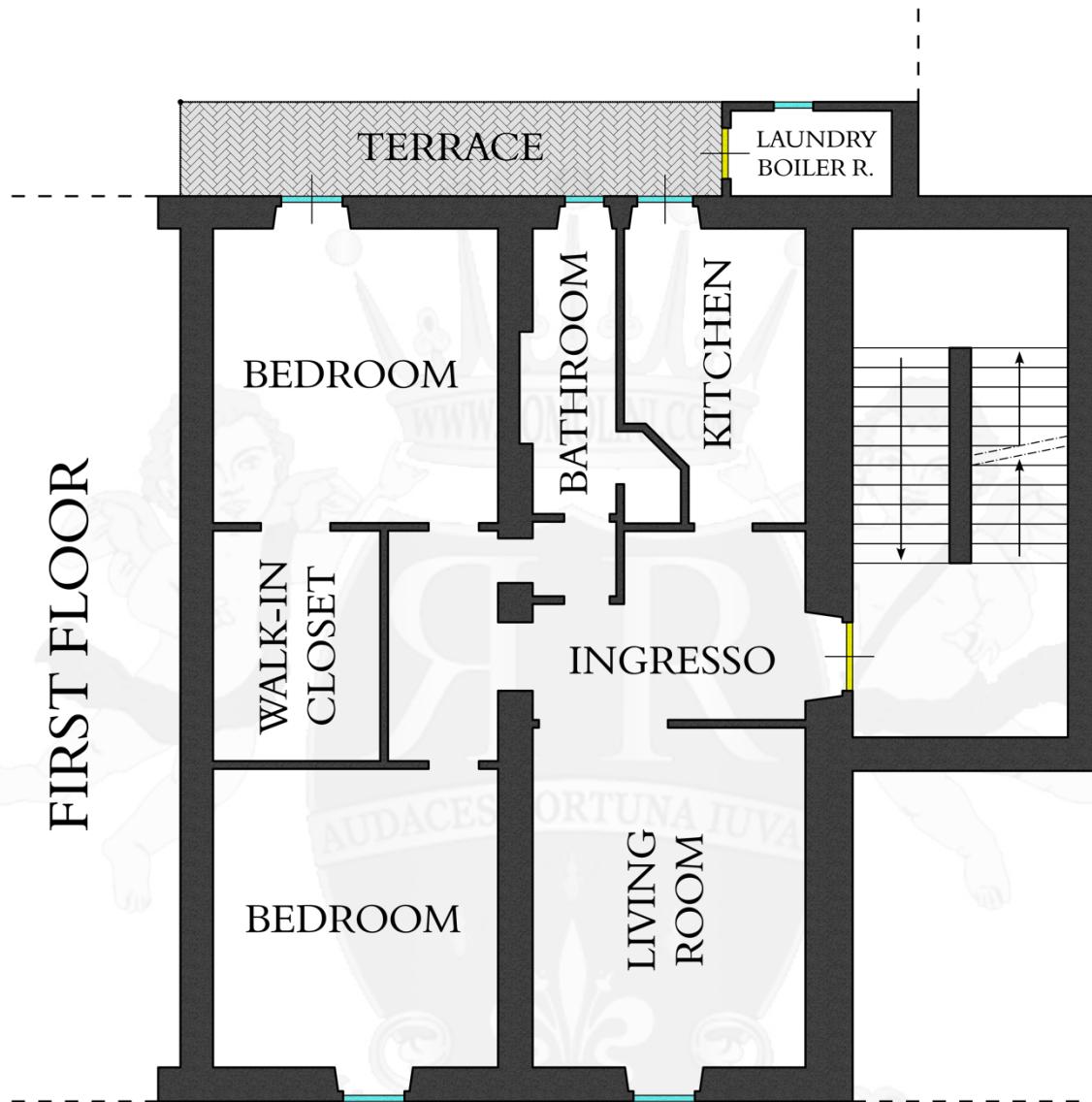
CLOSEST CITIES AND TOWNS

Closest services (150m; 1'), Bibbiena (5km; 5'), Poppi (5km; 5'), Chiusi della Verna (23km; 30'), Arezzo (36km; 45'), Reggello (45km; 1h 5'), Montevarchi (51km; 1h 5'), Figline Valdarno (61km; 1h 20'), Cortona (64km; 1h 20'), Florence (65km; 1h 40'), Siena (109km; 1h 45')

CLOSEST AIRPORTS

Firenze A. Vespucci (84km; 1h 30'), Perugia San Francesco (120km; 1h 45'), Rimini F. Fellini (124km; 1h 50'), Pisa G. Galilei (144km; 2h 10'), Bologna G. Marconi (169km; 2h 15'), Roma Ciampino (265km; 3h), Roma Fiumicino (279km; 3h)

FLOOR PLANS OF THE APARTMENT







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