

## RESTORED PALAZZO FOR SALE IN THE HISTORIC CENTER OF MONTEPULCIANO, TUSCANY

Montepulciano – Siena – Tuscany



**Interiors**  
624 m<sup>2</sup>

**Bedrooms**  
Up to 8

**Bathrooms**  
5

In the heart of **Montepulciano**, not far from **Piazza Savonarola**, renovated **historic palazzo** for sale. The property (624 m<sup>2</sup> – 6,714 ft<sup>2</sup>) is spread over five floors connected by an **elevator**. In the basement is the old cellar, currently used as an archive. On the ground floor, the main door opens onto a vestibule connected to an office and a service bathroom. The upper floors are designated for offices and meeting rooms. At the back, there is a beautiful **panoramic terrace** overlooking the Valdichiana. The top floor features partially accessible attics, very useful as storage rooms.

The property is in excellent overall condition and can be easily converted into a residential building with minimal interventions. The presence of numerous rooms and openings would also allow for easy division into multiple housing units to generate income.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3013 – PALAZZO MONTEPULCIANO

**TYPE:** historic *palazzo*

**CONDITIONS:** restored

**LOCATION:** historical center

**ACCESS:** excellent, paved road

**INTERIORS:** 624 square meters (6,714 square feet)

**TOTAL ROOMS:** 18

**BEDROOMS:** up to 8

**BATHROOMS:** 5

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta flooring, panoramic terrace, elevator

**EXTERIOR:** no, but terrace

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 205.01 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

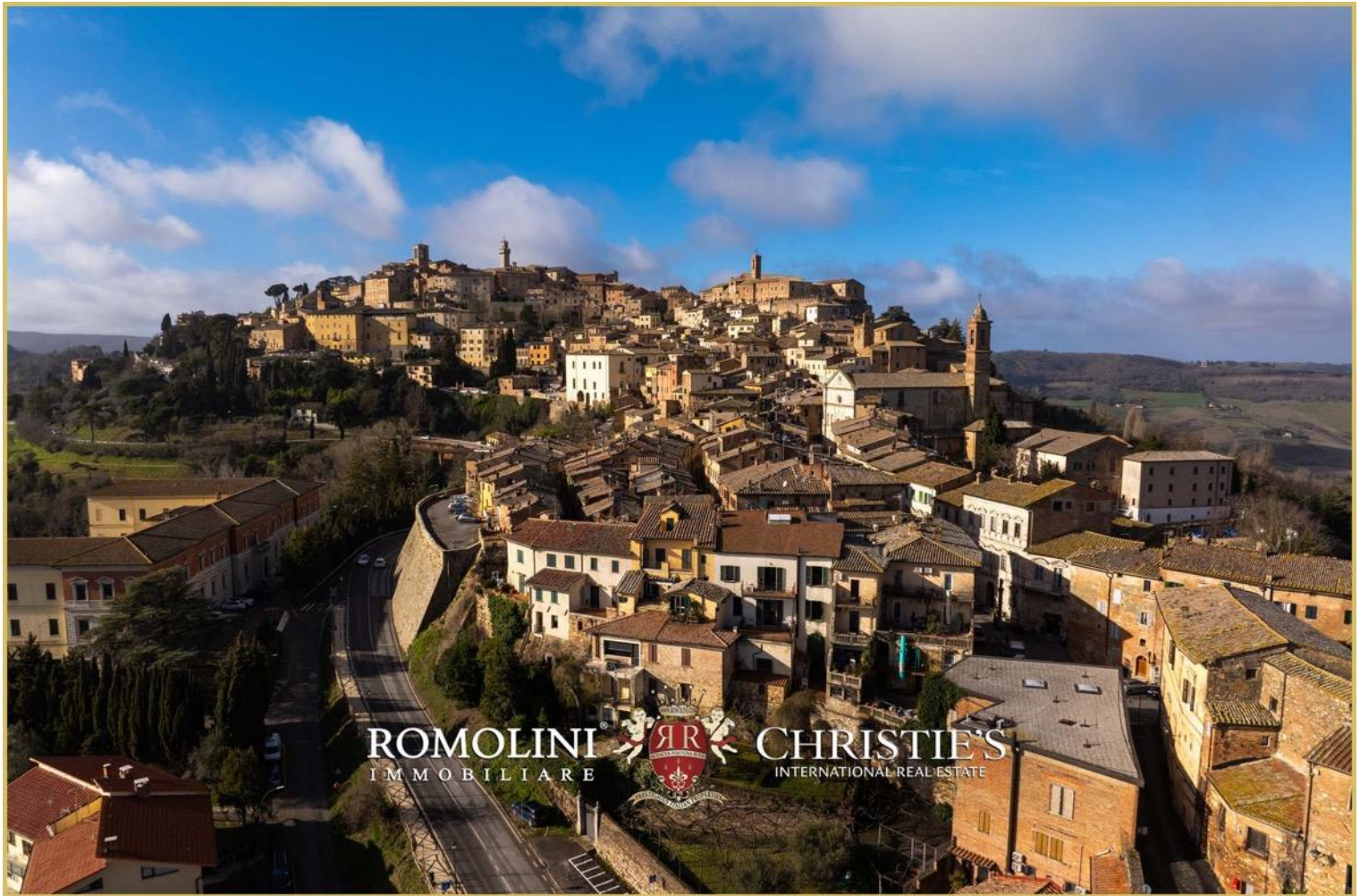
Closest services (50m; 1'), Pienza (14km; 20'), Castiglione del Lago (28km; 35'), Cetona (30km; 40'), Cortona (32km; 40'), Montalcino (35km; 40'), Passignano sul Trasimeno (38km; 40'), Arezzo (54km; 50'), Siena (65km; 1h), Perugia (67km; 1h), Orvieto (68km; 1h 5'), Monteriggioni (81km; 1h 10'), Assisi (90km; 1h 20'), Florence (108km; 1h 30'), Castiglione della Pescaia (113km; 1h 45'), Volterra (116km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (75km; 1h 5'), Firenze A. Vespucci (129km; 1h 35'), Pisa G. Galilei (189km; 2h 10'), Roma Ciampino (190km; 2h 10'), Roma Fiumicino (203km; 2h 15'), Bologna G. Marconi (210km; 2h 20')















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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

[www.romolini.com](http://www.romolini.com)  
(+39) 0575 788 948

[www.vineyardswineries.com](http://www.vineyardswineries.com)  
[info@romolini.com](mailto:info@romolini.com)