



COLDWELL BANKER  
GRUPPO BODINI

Gruppo Bodini  
□Via Orazio, 23  
□Via di Monte Verde, 11F - 00193 Roma (RM)  
(+39) 06 84000000

## Penthouse for sale in Siena

### Centro storico

### € 870.000

### Ref. CBI038-1466-301239



#### 232 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8

Located in Siena Old Town, a recognised Unesco heritage site, this beautiful penthouse is found in one of the most beautiful historic buildings of the city. Every room has high ceilings with ancient exposed beams and large windows, overlooking the monuments of the city, that are letting the sun's rays in at any time of the day.

The building dates back to the early 1500s and is registered in the list of Italian Historic Houses, it is in historic center's restricted traffic area but the access routes to the house are fast and simple.

The property faces Piazza Gramsci, one of the liveliest squares in Siena. The apartment is reachable through the historic staircase of the building or by accessing the internal courtyard designed by Baldassarre Peruzzi. From here, a lift reaches the third floor and then a staircase brings you to the fourth floor, which is entirely occupied by the attic.

The penthouse is divided into two residential units, but the unification of the premises is underway, which involves the simple opening of a curtain wall.

From the third floor you reach the main entrance by an elegant staircase, as soon as we enter, we find ourselves in a beautiful and large hall with different views of the city, from here you can see the Torre del Mangia. On this part of the property there are two large

Gruppo Bodini

□Via Orazio, 23

□Via di Monte Verde, 11F - Roma (RM) - (+39) 06 84000000

gruppobodini@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



bedrooms overlooking the Duomo and Rocca Salimbeni, a bathroom and a laundry with a beautiful view over the roofs of the adjacent buildings that could also become a second bathroom.

From the living room, we enter the east wing (??) of the apartment, where there is a large living room with dining area and kitchenette; a bedroom and a bathroom with shower complete this part of the building.

The interiors are well cared for and embellished with elegant classic furnishings. The floors present the original terracotta tiles (which need partial restoration) and in ceramic tiles with original designs. The last renovation dates back to the mid-nineties. There is an air conditioning system which, is rare in the historic center, given the difficulties to obtain an installation permit.

Despite the location in one of the liveliest places in the city, the penthouse ensures peace and tranquility. It is one of the best served Old Town ZTL areas. Public parking lots and public transport are very close, as are the La Lizza garden and the Medici Fortress, places for walking and to practice outdoor sports.

Florence 1h, Rome 2.5h, Chianti 20min, Pienza 40min, seaside 1.5h

## Certification

**Energy Class:** G

**EPgInr:** 246.26 kwh/□

## Features

Property ID: CBI038-1466-301239	Contract: Sale
Categoria: Penthouse	Address: Piazza Gramsci, 27
Zip Code: 53100	Municipality: Siena
Zona: Centro storico	Total sqm: 232 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 8	Internal condition: Good
Independent heating: Heating	Lift: Yes
Date of construction: 1520	Current Status: Available after the deed of sale
Condominium costs: € 2.500	Kitchen: Exposed Kitchen
High-speed internet connection	Air conditioning
Parquet	Telephone system
Wooden fixtures	Safety deposit box
Panoramic view	

## Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres



**COLDWELL BANKER**  
**GRUPPO BODINI**

Gruppo Bodini  
□ Via Orazio, 23  
□ Via di Monte Verde, 11F - 00193 Roma (RM)  
(+39) 06 84000000

---

Municipal office

.....









**Gruppo Bodini**

□ Via Orazio, 23

□ Via di Monte Verde, 11F - Roma (RM) - (+39) 06 84000000

gruppobodini@citaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962





**Gruppo Bodini**

□ Via Orazio, 23

□ Via di Monte Verde, 11F - Roma (RM) - (+39) 06 84000000

gruppobodini@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



**Gruppo Bodini**

□ Via Orazio, 23

□ Via di Monte Verde, 11F - Roma (RM) - (+39) 06 84000000

gruppobodini@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962