

Tuscany Inside

R E A L E S T A T E

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanyinside.it

The real estate advertisings are made based on the information and documentation provided by the owner.
Tuscany Inside Real Estate by Anna Riveccio is not responsible for any inaccuracies, imperfections or anything else.

**Beautiful apartments in ancient farmhouse with
swimming-pool, San Gimignano
San Gimignano (Siena)**

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In stunning panoramic position, on a hill with 360 degrees views, there is this beautiful stone property totally restored with special care, attention and taste, and in the respect of the traditional Tuscan farmhouses and with the use of very high standard materials.

Il property was built in the 18 century as a rural hamlet on the ancient Via Francigena pilgrim route. It is said that in the 16th century, Michelangelo passed several nights here on a trip to Rome, fascinated by the beauty of the location.

The complex consists of:

- A main farmhouse divided into n. 6 stunning apartments;
- A shed made of a single house, sold
- A furnace made of a single house, not for sale

Around the property there are about 1,5 Hectares of gardens and the stunning shared swimming pool which enjoys spectacular views of the medieval worldwide famous town of San Gimignano and the surrounding countryside.

The apartments available are:

Apartment No 5, first floor, 93.14 sq.m.,

Access through a typical external staircase in common with the apartment No. 6,
entrance / living room, kitchen, 2 bedrooms, 1 bathroom, private garden not adjacent
€ 495.000,00 included the furniture

Apartment No 6, first floor

99.10 square meters,

Access through a typical external staircase in common with apartment No. 5,
entrance / living room, kitchenette, 2 bedrooms, 1 bathroom, corridor, private garden not adjacent
€ 495.000,00 included the furniture

Apartment No 4, entrance hall, spacious living room, kitchen, 3 bedrooms, 2 bathrooms, private garden

This apartment is the largest and most prestigious in the complex; it has an independent ground floor entrance with stairs leading up to the first room, an studyroom/bedroom on the mezzanine floor, followed by the large living room with skilfully restored old fireplace, then the kitchen, double bedroom, dressing room and bathroom and, via another vestibule, the second double bedroom with en suite bathroom and, finally, another bedroom which is reached via an internal staircase with gallery mezzanine; the total area is 220 sq.m..

The apartment can be reached via the building's walkway directly from the private garden located in front of the day area with its view over San Gimignano, from which a series of steps leads to the shared swimming pool in the lower outdoors level.

The apartment is fully furnished and renovated, leaving all the original details like the traditional exposed beam brick ceilings and the antique terracotta brick floors. The light coloured furniture and exposed wood make the interior warm and welcoming, a mix of shabby chic and rustic. The large, airy living room faces onto the garden, offering a sensation of peace and nature through its panoramic windows.

€ 1.010.000,00 included the furniture

Main Distances:

City: about 6Km

Expressway: about 16Km

Airport: about 60Km

Sea: about 80Km

Mountain: about 150Km

The access to the property is very easy as you arrive at the "borgo" via a short stretch of country road.

Energy Performance Details:

N. 5 Classe Energetica D, EPgl nren 114,95 Appartamento

N. 6 Classe Energetica D, EPgl nren 108,58 Appartamento

N. 4 Classe Energetica D, EPgl nren 156,70

SALE

€ 495.000,00

the prices include furniture

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ANNOUNCEMENT DATA	COMMERCIAL OFFER
Published on 15-04-2022	Type of contract Sale
Reference 168	Price € 495.000,00
Type Apartment	price notes the prices include furniture
Property condition 1. Restored	
GEOGRAPHIC DATA	PROPERTY FEATURES
Municipality San Gimignano	Energy rating D, EP globale non rinnovabile 108,58 kWh/m² anno EP globale rinnovabile 8,15 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province Siena	m² 99
Region Toscana	Rooms N. 4
Country Italy	Bedrooms N. 2
Location Countryside	Bathrooms N. 1
	Comments Shared swimming pool
FLOORS / ENTRANCE	CAR
Nr. Floors 1	Parking place
Independent entrance	
ACCESSORIES	ADDITIONAL DATA
Heating gpl	Monthly charges About 3200 euro per year
	Free
GARDENS AND GROUNDS	
Gardens	

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