

REAL ESTATE

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 Rivieccio is not responsible for any inaccuracies, imperfections or anything else.

1 bed apartment walking distance to san gimignano town centre

San Gimignano (Siena)

In the immediate vicinity of the historic center, easily reachable on foot, we offer the sale of an apartment located in a villa dating back to the mid-1800s.

The apartment is in good and habitable condition and needs modernization works such as, the renovation of the plants systems, possible renovation of the bathroom, painting of the walls, possible laying of a new floor, etc.

The property has an area of 60 square meters and is composed as follows:

On the ground floor: we enter the villa through a beautiful shared entrance with a frescoed ceiling, and, on this same floor, we enter the apartment which has a kitchen, a living room, a bedroom, a bathroom, a corridor and a storage room. The bedroom and bathroom feature a beautiful vaulted ceiling.

The property includes:

- a cellar of about 1.60 m2, not adjacent and with a separate access;
- a shared courtyard from which you can admire the beautiful panoramic view of the San Gimignano countryside.

The villa includes a total of 7 apartments.

SALE € 149.000,00

| ANNOUNCEMENT DATA | | COMMERCIAL OFFER | |
|--------------------|---------------------------|------------------|--------------|
| Published on | 07-02-2023 | Type of contract | Sale |
| Reference | 341 | Price | € 149.000,00 |
| Туре | Apartment | | |
| Property condition | 2. Habitable/to refurbish | | |

| GEOGRAPHIC DATA | |
|-----------------|--------------------------|
| Municipality | San Gimignano |
| Province | Siena |
| Region | Toscana |
| Country | Italy |
| Location | Walking distance to town |
| | |

| PROPERTY FEATURES | |
|-------------------|---|
| Energy rating | F, Certificazione Energetica EP globale non rinnovabile 174,94 kWh/m² anno EP globale rinnovabile 1,40 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No |
| m² | 60 |
| Rooms | N. 3 |
| Bedrooms | N. 1 |
| Bathrooms | N. 1 |
| Cellars | N. 1 / m ² 1,60 |



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| FLOORS / ENTRANCE | |
|-------------------|--------------|
| Nr. Floors | 1 |
| Entrance floor | ground floor |

| ACCESSORIES | | |
|-------------|----------|--|
| Heating | town gas | |

| ADDITIONAL DATA | |
|-----------------|-------------------------------|
| Monthly charges | approx. 350/400 euro per year |

GARDENS AND GROUNDS
Adjoining land
Comments common courtyard and terrace





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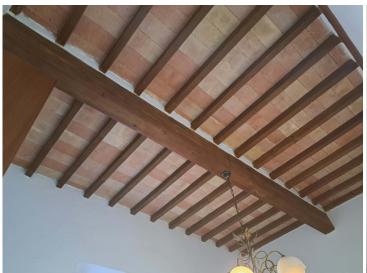
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