

Tuscany Inside

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

2 beds apartment with private garden in the old town centre San Gimignano (Siena)

SOLE AGENT LISTING - TUSCANY INSIDE & MARCHESINI REAL ESTATE

In the historic center of San Gimignano, we offer the sale of this beautiful apartment with private garden, a real rarity on the medieval city's real estate market.

You enter the property directly into the beautiful garden which offers panoramic views of the countryside and the towers of the famous turreted city; we cross a walkway that leads us to the independent entrance of the apartment.

On the ground floor we find the entrance hall with the stairs to access the upper floor;

The first floor consists of a living room, kitchen, two bedrooms and two bathrooms.

The kitchen and living room are characterized by brick vaulted ceilings and the bedrooms have parquet flooring.

The apartment measures around 120 gross sq m (around 80 net) and the garden measures around 300 sq m which include the pedestrian entrance walkway.

Possibility of buying a garage located outside the city walls, the cost of which is not included in the sale price.

SALE
€ 480.000,00

ANNOUNCEMENT DATA

Published on	24-07-2023
Reference	346
Type	Apartment
Property condition	1. Restored

COMMERCIAL OFFER

Type of contract	Sale
Price	€ 480.000,00

GEOGRAPHIC DATA

Municipality	San Gimignano
Province	Siena
Region	Toscana
Country	Italy
Location	Centre

PROPERTY FEATURES

Energy rating	G, EP globale non rinnovabile 226,95 kWh/m ² anno EP globale rinnovabile 1,39 kWh/m ² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa
m²	120
Rooms	N. 4
Bedrooms	N. 2
Bathrooms	N. 2

GARDENS AND GROUNDS

Gardens	m ² 300 / which include the pedestrian entrance walkway
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