

# 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.

### very nice 1 bedroom apartment inside the old centre of san gimignano San Gimignano (Siena)

Nice apartment located on the first floor of an ancient building in the historic center of San Gimignano, overlooking both the countryside and the main street. Within a short distance, it is possible to reach the main attractions of the famous turreted city, such as Piazza Duomo and Piazza Della Cisterna, and services such as banks, post office and shops.

Renovated with great care in the Tuscan style, the property is in perfect condition and is composed as follows:  
the property is accessed via condominium access from the street;  
on the first floor, entrance, kitchen-dining-living room, hallway with staircase leading to the mezzanine floor, bedroom, bathroom;  
on the mezzanine floor, bathroom.

Roof and facade in excellent condition, renovated in the year 2010.

The property is suitable both as an investment/short-term tourist rentals and as a home for a couple.

**SALE**  
**€ 185.000,00**

ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	04-12-2023	Type of contract	Sale
Reference	352	Price	€ 185.000,00
Type	Apartment		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	F, EP globale non rinnovabile 131,75 kWh/m² anno EP globale rinnovabile 0,87 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m²	65
Region	Toscana	Rooms	N. 2
Country	Italy	Bedrooms	N. 1
Location	Centre	Bathrooms	N. 2

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