

# 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.

### spacious apartment with terrace in the centre of san gimignano San Gimignano (Siena)

In the historic center of the city of San Gimignano, we offer the sale of a beautiful and large apartment with spectacular views of the towers of the turreted city.

The apartment is on three floors and is made up as follows:

- on the second floor, which measures approximately 120 m2, 2 bedrooms, large living room, kitchen, hallway with staircase to the upper floor, small sitting room/hallway and two bathrooms,
- on the third floor, attic of approximately 40 m2 with toilet, - on the fourth floor, panoramic terrace of approximately 4 m2 with views of the towers,
- the apartment is completed by a storage room on the first floor;
- on the basement and ground floor, for approximately 100 m2 with cellar and vat rooms, with independent access from the ground floor.

The cellar facing the street is large enough to accommodate a car.

This wonderful apartment, which still retains the original floors and ceilings with the characteristic wooden beams, is in good and habitable condition. Externally, the facade and roof of the building require renovation.  
The location is excellent, close to the city's major attractions and within easy reach of amenities.

**SALE**  
**€ 450.000,00**

| ANNOUNCEMENT DATA  |             | COMMERCIAL OFFER |              |
|--------------------|-------------|------------------|--------------|
| Published on       | 03-04-2024  | Type of contract | Sale         |
| Reference          | 359         | Price            | € 450.000,00 |
| Type               | Apartment   |                  |              |
| Property condition | 1. Restored |                  |              |

| GEOGRAPHIC DATA |               | PROPERTY FEATURES |                      |
|-----------------|---------------|-------------------|----------------------|
| Municipality    | San Gimignano | Energy rating     | Under certification  |
| Province        | Siena         | m²                | 160                  |
| Region          | Toscana       | Rooms             | N. 8                 |
| Country         | Italy         | Bedrooms          | N. 2                 |
| Location        | Centre        | Bathrooms         | N. 3                 |
|                 |               | Terrace           | N. 1 / approx. 4 sqm |
|                 |               | Attics            | approx. 40 sqm       |

| FLOORS / ENTRANCE |   |
|-------------------|---|
| Nr. Floors        | 3 |

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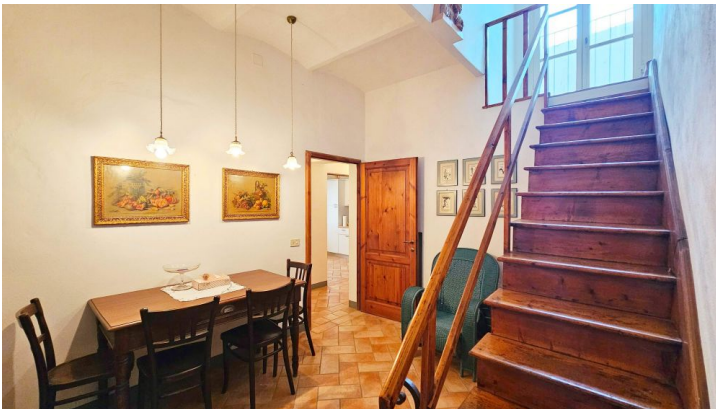


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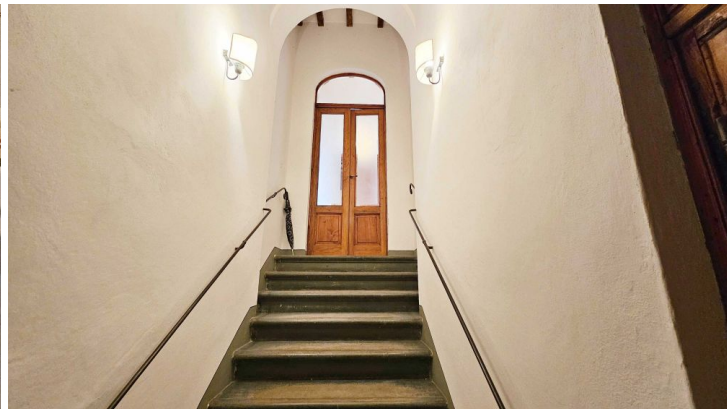


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