

# Tuscany Inside

## REAL ESTATE

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

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

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. The property was built in the 18th 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.

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

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. 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

LISTING DATA		COMMERCIAL OFFER	
Published on	15-04-2022	Type of contract	Sale
Reference	168	Price	€ 495.000,00
Type	1. Apartment	price notes	the prices include furniture
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
<b>Municipality</b>	San Gimignano	<b>Energy rating</b>	D, EP globale non rinnovabile 108,58 kWh/m <sup>2</sup> anno EP globale rinnovabile 8,15 kWh/m <sup>2</sup> anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
<b>Province</b>	Siena	<b>m<sup>2</sup></b>	99
<b>Region</b>	Toscana	<b>Rooms</b>	N. 4
<b>Country</b>	Italy	<b>Bedrooms</b>	N. 2
<b>Location</b>	Countryside	<b>Bathrooms</b>	N. 1
		<b>Comments</b>	Shared swimming pool
FLOORS / ENTRANCE		CAR	
<b>Nr. Floors</b>	1	<b>Parking place</b>	
<b>Independent entrance</b>			
ACCESSORIES		ADDITIONAL DATA	
<b>Heating</b>	gpl	<b>Monthly charges</b>	About 4500 euro per year
		<b>Free</b>	
GARDENS AND GROUNDS			
<b>Gardens</b>			



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