

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

Beautiful former Furnace with shared swimming-pool, San Gimignano

San Gimignano (Siena)

This independent property is the result of the expert restoration of an old kiln, creating a home of unique charm that perfectly blends Tuscan heritage with modern living comforts.

The location is exclusive and private: the property is set within a high-end residential complex—meticulously maintained down to the last detail—situated just a few kilometers from the stunning town of San Gimignano.

The interiors, spanning approximately 108 square meters, are functionally arranged across multiple levels.

The ground floor opens into a light-filled open-plan area of over 60 square meters, where large windows create a visual connection with the surrounding landscape; a practical external storage room completes this level. A bathroom is located on the mezzanine level, while the lower ground floor is entirely dedicated to a spacious bedroom (approx. 24 sqm) featuring a mezzanine area and direct, exclusive access to the private garden.

The superb renovation has preserved the building's historical character while enhancing livability through high-quality finishes.

Traditional materials—such as terracotta flooring and exposed wooden ceiling beams—highlight the structure's original identity, creating a warm and elegant atmosphere.

In addition to the beautifully restored former kiln, this exclusive complex comprises a former barn and the main farmhouse, the latter divided into six elegant residential units.

Rounding out the property's highlights is access to a magnificent communal swimming pool, positioned to offer breathtaking panoramic views of San Gimignano.

Given these features, the property represents an ideal purchase—whether as a luxurious primary residence, a charming second home, or a strategic investment in the vacation rental market.

Key distances:

San Gimignano: approx. 5 km

Siena: approx. 50 km

Florence: approx. 55 km

The coast: approx. 70 km

Florence Airport: approx. 65 km

Pisa Airport: approx. 80 km

SALE
€ 890.000,00
the price includes the furniture

LISTING DATA		COMMERCIAL OFFER	
Published on	28-09-2026	Type of contract	Sale
Reference	512	Price	€ 890.000,00
Type	2. Farmhouse - Villa - Detached House	price notes	the price includes the furniture
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	ND
Province	Siena	m²	108
Region	Toscana	Rooms	N. 2
Country	Italy	Bedrooms	N. 1
Location	Countryside	Bathrooms	N. 1
		Comments	Shared swimming pool

FLOORS / ENTRANCE		CAR	
Nr. Floors	2	Parking place	
Independent entrance	Yes, from the private garden	Comments	condominium car park

ACCESSORIES		ADDITIONAL DATA	
Heating	gpl	Free	
Air conditioning	Yes		

GARDENS AND GROUNDS	
Gardens	m² 1291



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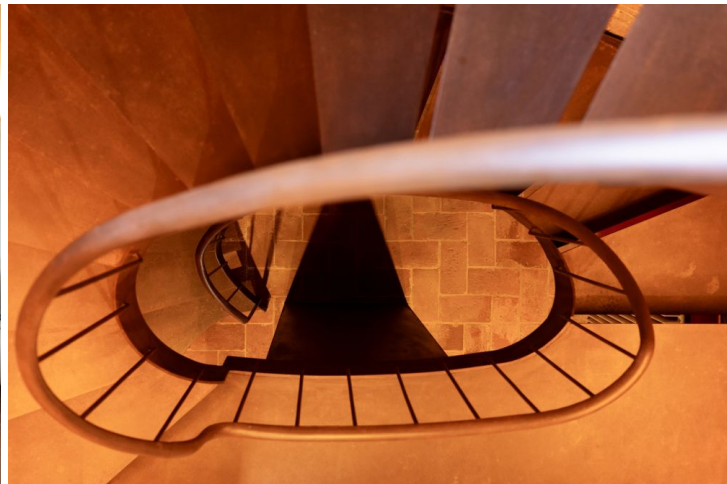


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