

# 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.

### **Sold - Stunning property near San Gimignano with villa, swimming pool, and 4 Ha of land. San Gimignano (Siena)**

#### OUR EXCLUSIVITY

Just about 2 km from the medieval city of San Gimignano, in a very panoramic position with views of the countryside and the turreted city, beautiful Tuscan farmhouse of about 300 square meters, arranged on three levels.

In total the house is composed of 15 rooms with: entrance, large living room with fireplace, dining room, 6 bedrooms, 4 bathrooms, 2 kitchens, hallways and closets,

More precisely:

On the ground floor: large living room - dining room, sitting room with fireplace, kitchen with dining area, bedroom, large hallway / living room with French window opening onto the garden, another kitchen with French window, dining room, bathroom, storage/ room technical room with independent access from outside;

On the mezzanine floor: living room, bedroom, bathroom;

On the first floor: four bedrooms, two bathrooms and hallway.

This beautiful farmhouse is in good and habitable condition although it needs modernization and renovation works.

Externally the property is surrounded by a nice and well-kept garden with a swimming pool of 12x5 meters, ample parking for 6 cars and wonderful panoramic views of the surrounding countryside and the city of San Gimignano.

The location is very convenient, as this wonderful property is not reached by a gravel road and San Gimignano, with all services and shops, can be reached with a few minutes by car.

Utilities:  
Public water  
LPG

Main Distances:  
San Gimignano about 2 Km  
Volterra about 30Km  
Sea about 70 Km  
Siena about 45 Km  
Florence airport about 60 km  
Pisa airport about 75 km

This is a unique property of its kind in San Gimignano! A visit to this property is a must if you are looking for a house that is close to a village and has breathtaking panoramic views!

**SALE**  
**€ 1.000.000,00**

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LISTING DATA		COMMERCIAL OFFER	
Published on	20-05-2020	Type of contract	Sale
Reference	64	Price	€ 1.000.000,00
Type	2. Farmhouse - Villa - House		
Property condition	1. Restored		

  

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	EP globale non rinnovabile 216,36 kWh/m <sup>2</sup> anno EP globale rinnovabile 0,79 kWh/m <sup>2</sup> anno
Province	Siena	m <sup>2</sup>	300
Region	Toscana	Rooms	N. 15
Country	Italy	Bedrooms	N. 6
Location	Countryside	Bathrooms	N. 4

  

FLOORS / ENTRANCE		CAR	
Nr. Floors	3	Parking place	N. 6
Independent entrance			

  

ACCESSORIES		GARDENS AND GROUNDS	
Heating		Gardens	
		Adjoining land	m <sup>2</sup> 40000



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