

# 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.

### stunning apartment with shared swimming pool near san gimignano San Gimignano (Siena)

Beautiful property located on a hill between the medieval city of San Gimignano and the city of Poggibonsi.

The farm complex, perfectly renovated in the year 2009 with great attention to preserving the typical style of the old farmhouses, is composed of 7 units.

The apartment we offer for sale is on the first floor and consists of:  
large living / dining room with typical Tuscan fireplace, 2 bedrooms, a studyroom that could possibly be used as a small single bedroom, a bathroom/laundry room, a storage room, a kitchen, and two hallways.

This beautiful apartment does not have a private garden, however it has a beautiful shared swimming pool with solarium area, a condominium oven, and a condominium parking.

The property is heated both by the heating system with LPG boiler and above all by a heat pump heating system that guarantees heating in the winter months and air conditioning in the summer months, integrating when necessary also LPG heating.  
As far as domestic water heating is concerned, this is produced via solar panels and the LPG boiler.  
Furthermore, there is an internet line and water supply is provided by a private network.

The splendid 7x14Mt swimming pool is set in a panoramic and sunny position and around it there is a large area with sunbeds and umbrellas.

The property is located in the municipality of San Gimignano, whose center is about 7 km and is reached by about 2.8 km of gravel road

Main distances:

Nearest bar / restaurant: about 3 Km

San Gimignano: about 7 Km

Poggibonsi: about 8 Km

Siena: about 37 Km

Florence: about 50 Km

Florence airport: about 59 Km

Pisa Airport: about 80 Km

Sea: about 74 Km

**SALE**  
**€ 300.000,00**

LISTING DATA		COMMERCIAL OFFER	
Published on	23-06-2023	Type of contract	Sale
Reference	149	Price	€ 300.000,00
Type	1. Apartment		
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	E, lpe 134,88 Kwh/m2 anno
Province	Siena	m²	118
Region	Toscana	Rooms	N. 5
Country	Italy	Bedrooms	N. 3
Location	Countryside	Bathrooms	N. 2

ACCESSORIES		ADDITIONAL DATA	
Heating	yes	Monthly charges	approx 4500/5000 euro per year
Air conditioning	yes		





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