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

Partly reconstructed country house in panoramic position near San Gimignano

San Gimignano (Siena)

Unfinished Country Villa with Chianti Colli Senesi DOCG Vineyard – San Gimignano

Located just a few kilometers from the charming medieval town of San Gimignano, in a wonderfully convenient and scenic hillside setting, we offer for sale a splendid country villa currently in an unfinished state.
The property serves as an ideal blank canvas for those wishing to customize the finishes and interiors, creating their dream home in the heart of Tuscany.

Note on images: the final photos show the property's current unfinished state. The other images are photorealistic renderings illustrating the villa's potential and charm once completion works are finished.

Interior Spaces
The villa spans a net area of 250 sqm (approximately 150 sqm plus about 100 sqm of attic space), complemented by an 18 sqm outdoor loggia.
Basement Level: service area featuring a laundry room, cellar, bathroom, and a practical storage room.
Ground Floor: A spacious entrance portico leads to the living area, comprising a living room and an eat-in kitchen. The sleeping area includes two bedrooms, a study (or single bedroom), two bathrooms, and a hallway.
First Floor: Two single bedrooms, a hallway, and two large attic spaces totaling approximately 94 sqm (with ceiling heights ranging from 0.81m to 2.35m).

Land and Private Vineyard
The property is surrounded by approximately 6,000 sqm of land, including about 5,000 sqm of certified Chianti Colli Senesi DOCG vineyard.

Location and Potential
The villa boasts extremely convenient access—with no unpaved roads—as it is situated right next to a well-paved road. The property also offers the potential to install a private swimming pool (subject to municipal approval) and create a landscaped garden.
The estimated cost to complete the reconstruction and finish the house is approximately €300,000–€350,000 (excluding landscaping and swimming pool costs).

Main distances:
Nearest services and shops: about 2 km
San Gimignano: about 6 Km
Siena: about 25 Km
Florence: about 45 km
Florence airport: about 54 km
Pisa airport: about 78 km
Beach: about 75 km

SALE
€ 500.000,00

LISTING DATA	
Published on	15-05-2020
Reference	634
Type	2. Farmhouse - Villa - Detached House
Property condition	5. Partly restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 500.000,00

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GEOGRAPHIC DATA	
Municipality	San Gimignano
Province	Siena
Region	Toscana
Country	Italy
Location	Countryside

PROPERTY FEATURES	
Energy rating	ND
m²	250
Bedrooms	N. 5 / 2 double bedrooms and 3 single bedrooms
Bathrooms	N. 3

FLOORS / ENTRANCE	
Nr. Floors	3

CAR
Parking place

GARDENS AND GROUNDS
Adjoining land









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