

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.

semidetached house with spacious private garden San Gimignano (Siena)

Portion of farmhouse free on 3 sides located in a flat position in the countryside of Ulgiano, part of the municipality of San Gimignano.

The house, renovated in 2001, is in excellent maintenance conditions and is on two floors, as follows:

- On the ground floor, kitchen with barbecue, living room, bathroom and hallway;
- On the first floor, reachable both by internal and external staircase, hallway / study area (possibly third bedroom or study), bedroom, and another bedroom with wardrobe, large closet with window, bathroom.
- In the basement, not connected to the rest of the house and with access to the outside from the ground floor, a large cellar of about 30 square meters where the water and softener storage are located.

The property includes a beautiful roof of about 20 square meters and a large garden of about 1250 square meters which is accessed via two gates at the ends of the garden itself.

The heating system is powered by propane gas and there is also a pellet stove and a wood stove. The water supply is guaranteed by the public network and a well.

Surfaces: apartment about 120 square meters + cellar about 32 square meters

SALE
€ 330.000,00

LISTING DATA		COMMERCIAL OFFER	
Published on	09-02-2023	Type of contract	Sale
Reference	215	Price	€ 330.000,00
Type	3. Semi detached house		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	D, EP globale non rinnovabile 128,60 kWh/m² anno EP globale rinnovabile 283,10 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m²	152
Region	Toscana	Rooms	N. 4
Country	Italy	Bedrooms	N. 2
Location	Countryside	Bathrooms	N. 2
		Cellars	N. 1 / m² 32

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FLOORS / ENTRANCE

Nr. Floors 3
Independent entrance

GARDENS AND GROUNDS

Gardens m² 1250



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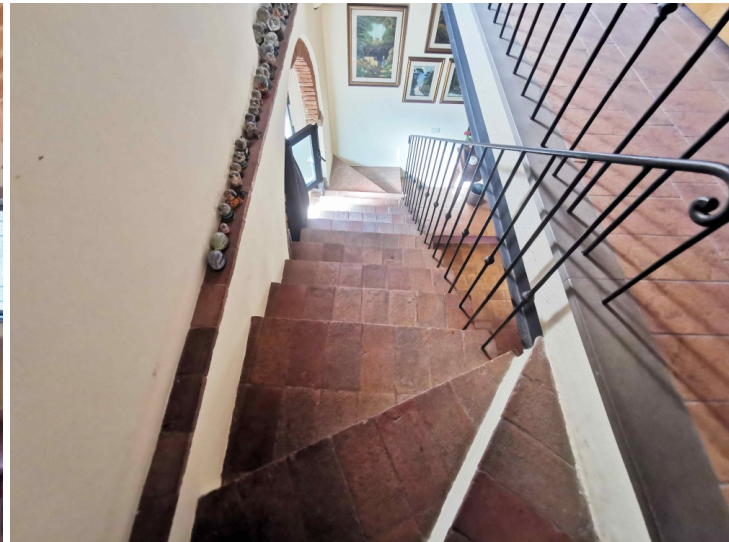


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