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.

Beautiful apartment in ancient farmhouse with swimming-pool

San Gimignano (Siena)

In stunning panoramic position, on a hill with 360 degrees views, there is this beautiful stone property totally restored with special care, attention and taste, and in the respect of the traditional Tuscan farmhouses and with the use of very high standard materials.
Il propertywas built in the 18 century as a rural hamlet on the ancient Via Francigena pilgrim route. It is said that in the 16th century, Michelangelo passed several nights here on a trip to Rome, fascinated by the beauty of the location.

The complex consists of:
- A main farmhouse divided into n. 6 stunning apartments;
- A shed made of a single house, sold
- A furnace made of a single house, not for sale

Around the property there are about 1,5 Hectares of gardens and the stunning shared swimming pool which enjoys spectacular views of the medieval worldwide famous town of San Gimignano and the surrounding countryside.

Apartment No 4, entrance hall, spacious living room, kirchen, 3 bedrooms, 2 bathrooms, private garden

This apartment is the largest and most prestigious in the complex; it has an independent ground floor entrance with stairs leading up to the first room, an studyroom/bedroom on the mezzanine floor, followed by the large living room with skilfully restored old fireplace, then the kitchen, double bedroom, dressing room and bathroom and, via another vestibule, the second double bedroom with en suite bathroom and, finally, another bedroom which is reached via an internal staircase with gallery mezzanine; the total area is 220 sq.m..
The apartment can be reached via the building's walkway directly from the private garden located in front of the day area with its view over San Gimignano, from which a series of steps leads to the shared swimming pool in the lower outdoors level.
The apartment is fully furnished and renovated, leaving all the original details like the traditional exposed beam brick ceilings and the antique terracotta brick floors. The light coloured furniture and exposed wood make the interior warm and welcoming, a mix of shabby chic and rustic. The large, airy living room faces onto the garden, offering a sensation of peace and nature through its panoramic windows.

€ 1.010.000,00 included the furniture

Main Distances:
City: about 6Km
Expressway: about 16Km
Airport: about 60Km
Sea: about 80Km
Mountain: about 150Km

The access to the property is very easy as you arrive at the "borgo" via a short stretch of country road.

SALE
€ 1.010.000,00
the price include the property furniture

LISTING DATA	
Published on	14-08-2023
Reference	168
Type	1. Apartment
Property condition	1. Restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 1.010.000,00
price notes	the price include the property furniture

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

PROPERTY FEATURES	
Energy rating	D, Certificazione Energetica EP globale non rinnovabile 156,70 kWh/m² anno EP globale rinnovabile 6,80 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
m²	220
Rooms	N. 6
Bedrooms	N. 3
Bathrooms	N. 2
Comments	Shared swimming pool

FLOORS / ENTRANCE
Independent entrance

CAR
Parking place

ACCESSORIES	
Heating	gpl

ADDITIONAL DATA	
Monthly charges	about 4500/5000 per year
Free	

GARDENS AND GROUNDS	
Gardens	m² 208





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