

# Tuscany Inside

## REAL ESTATE

Agency TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: info@tuscanynside.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.

### farmhouse with vineyards near San Gimignano San Gimignano (Siena)

RURAL FARMHOUSE TO BE RESTORED IN THE COUNTRYSIDE OF SAN GIMIGNANO, SOLE AGENT LISTING

Typical Tuscan farmhouse set in a panoramic and peaceful position in the countryside of San Gimignano, whose famous and beautiful historic center is about 7 km away.

The house, on two levels, needs renovation works, measures approximately 550 gross sqm and is composed as follows:  
On the ground floor, stables, storage rooms, cellars for a total of 14 rooms, an oven and a loggia;

On the first floor, currently divided into 3 units, we find 12 rooms, including 9 bedrooms, and 3 bathrooms.

Both the interiors and exteriors of the building feature and retain the charm and typical characteristics of the old farmhouses of the past, therefore we find the external stone walls, the terracotta floors, the wooden beams, fireplaces, arches and small vaults.

The farmhouse is located near a barn owned by other people, however, the neighbor's building has its own private access and does not preclude privacy to the property.

The property is not equipped with a heating system and the water supply is provided by a well.

The land has a total area of 9.99.68 and includes about 4 hectares of vineyards (2.95.70 hectares of Chianti Docg, 0.57.90 of Vernaccia di San Gimignano Docg, and about 5,000 square meters of IGT Rosso Toscano, about 1.15 hectares of olive groves, and the remaining surface is made up of arable land, uncultivated land and a small forest in the valley.

The property lends itself to many uses, both for residential use and for tourist-accommodation use and also for both destinations in parallel, i.e. the new owner will be able to live in part of the house and convert it into rooms or apartments for rental use the rest of the house.

Main distances:

San Gimignano, about 7 Km

Siena, about 44 Km

Florence, about 50 Km

Sea, about 75 Km

Pisa airport, about 75 km

Florence airport, about 50 km

**SALE**  
**Price on application**

LISTING DATA	
Published on	28-08-2023
Reference	509
Type	2. Farmhouse - Villa - House
Property condition	3. To restore

COMMERCIAL OFFER	
Type of contract	Sale
Price	Price on application

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### GEOGRAPHIC DATA

<b>Municipality</b>	San Gimignano
<b>Province</b>	Siena
<b>Region</b>	Toscana
<b>Country</b>	Italy
<b>Location</b>	Countryside

### PROPERTY FEATURES

<b>Energy rating</b>	G - EP globale non rinnovabile 280,46 kWh/m <sup>2</sup> anno EP globale rinnovabile --- EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
<b>m<sup>2</sup></b>	550
<b>Rooms</b>	N. 26
<b>Bedrooms</b>	N. 9
<b>Bathrooms</b>	N. 3

### FLOORS / ENTRANCE

<b>Nr. Floors</b>	2
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### GARDENS AND GROUNDS

<b>Adjoining land</b>	
<b>Comments</b>	About 10 Hectares



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