

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

large apartment to restore in the centre of san gimignano San Gimignano (Siena)

Sole Agent Listing of the Tuscany Inside R.E. Real Estate Agencies and Marchesini R.E.

Large apartment to restore located in the historic center of San Gimignano.

We are very pleased to offer our customers the sale of a very interesting and exclusive property.

It is, in fact, a large apartment on four floors in addition to the panoramic terrace on the top floor of the house, another terrace on the second floor and internal courtyard on the ground floor, located in the historic center of the city of San Gimignano, a short distance from the main attractions of the famous Tuscan village, whose historic center was declared a UNESCO World Heritage Site in December 1990.

The property, which requires total renovation, has a total surface area of approximately 335 m2 and is composed as follows:

- on the basement floor, approximately 20 m2: cellar;
- on the ground floor, approximately 70 m2: entrance hall with stairs to the upper floor, large storage room with entrance both from the entrance hall and from the street, room under the stairs, stairs to the cellar on the floor below and internal courtyard of approximately 20 m2;
- on the first floor, approximately 155 m2, apartment composed of kitchen, 2 bathrooms, 4 rooms, hallway, corridor and terrace with storage room;
- on the second floor, approximately 90 m2: apartment composed of entrance, kitchen, bathroom, living room, bedroom, stairs to the panoramic terrace of approximately 20 m2 from where it is possible to enjoy spectacular views of the Church of Sant'Agostino, the countryside and on the roofs of the famous turreted city.

Thanks to its considerable size, the property is suitable for multiple uses: as a rental accommodation property, as a home, or both solutions at the same time, i.e. the new owner could use part of the property as a home for himself and his family and a part as an accommodation property.

SALE
€ 395.000,00

LISTING DATA		COMMERCIAL OFFER	
Published on	01-10-2023	Type of contract	Sale
Reference	351	Price	€ 395.000,00
Type	1. Apartment		
Property condition	3. To restore		

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GEOGRAPHIC DATA

Municipality	San Gimignano
Province	Siena
Region	Toscana
Country	Italy
Location	Centre

PROPERTY FEATURES

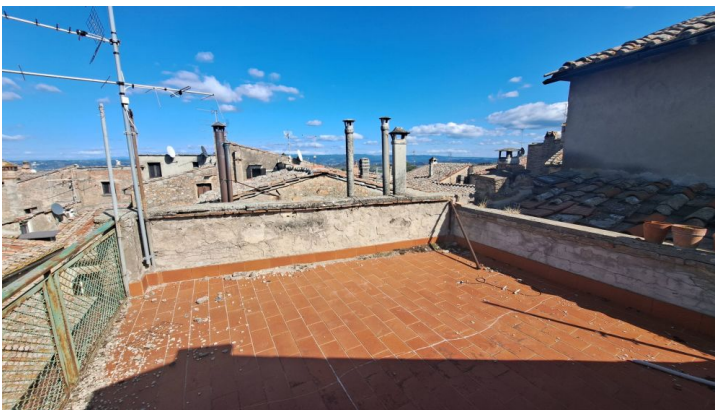
Energy rating	G, lpe 396.33 kWh/m ² year
m²	335
Rooms	N. 9
Bedrooms	N. 4
Bathrooms	N. 3
Terrace	N. 2
Cellars	N. 1 / m ² 20

FLOORS / ENTRANCE

Nr. Floors	4
Independent entrance	Yes

GARDENS AND GROUNDS

Gardens	m ² 20 / internal courtyard
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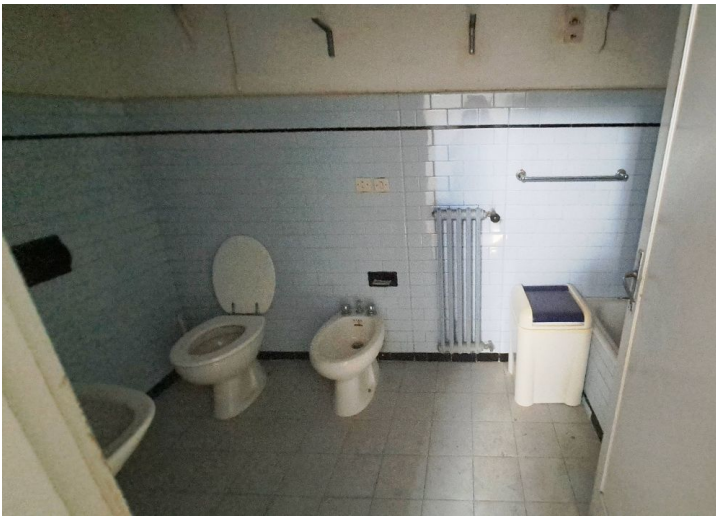


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