

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

spacious and elegant apartment in the centre of san gimignano San Gimignano (Siena)

Tuscany Inside Real Estate is pleased to offer the sale of this beautiful and elegant apartment located in an excellent position, in the historic center of the renowned medieval city of San Gimignano, a short distance from Porta San Giovanni, Piazza Duomo and Piazza della Cisterna and the major attractions of the turreted city.

The post office, all kinds of shops, the supermarket, municipal offices, banks and services in general can be reached on foot in a few minutes.

San Gimignano, intact in its medieval authenticity and respectful of its territorial integrity, was inscribed on the World Heritage List in December 1990.

The apartment has a gross surface area of approximately 112 m2, as well as an attic of approximately 20 m2, a terrace and a cellar on the ground floor.

It is composed as follows:

on the second floor: entrance/sitting room room; from here you access the large bathroom with Jacuzzi tub and the panoramic terrace of approximately 13 sqm with views of the countryside and the towers; continuing and walking through the hallway, we enter the beautiful and large dining/livingroom from which you enter the kitchenette; from the dining room, via an internal staircase, you reach the upper floor which houses a very useful attic whose usable part measures approximately 20 sqm and has a large storage/wardrobe area and laundry area; returning downstairs and, through the hallway, we enter the sleeping area of the apartment consisting of a double bedroom, a spacious single bedroom, and a bathroom with shower.

The property includes a cellar/storage room of approximately 4 sqm on the ground floor.

The property, renovated in the year 2006 with great care and attention by the current owner, is in perfect condition and is ready to be inhabited.

The building in which it is located has a beautiful, well-kept and well-kept condominium entrance, and is made up of 6 units.
The annual expenses are very low.

Main distance:

Siena, about 40 km

Florence, about 50 km

Sea, about 70 km

Pisa airport, approximately 75 km

Florence airport, approximately 60 km

Milan, about 350 km,

Rome, approximately 270 km.

SALE
€ 365.000,00

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LISTING DATA		COMMERCIAL OFFER	
Published on	06-03-2024	Type of contract	Sale
Reference	360	Price	€ 365.000,00
Type	1. Apartment		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	, EP globale non rinnovabile 151,58 kWh/m ² anno EP globale rinnovabile 1,40 kWh/m ² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m ²	4
Region	Toscana	Rooms	N. 130
Country	Italy	Bedrooms	N. 2
Location	Centre	Bathrooms	N. 2
		Terrace	N. 1 / 13,84

FLOORS / ENTRANCE		ACCESSORIES	
Nr. Floors	2	Heating	
Entrance floor	second floor		

ADDITIONAL DATA	
Monthly charges	approx. 150 euro per year



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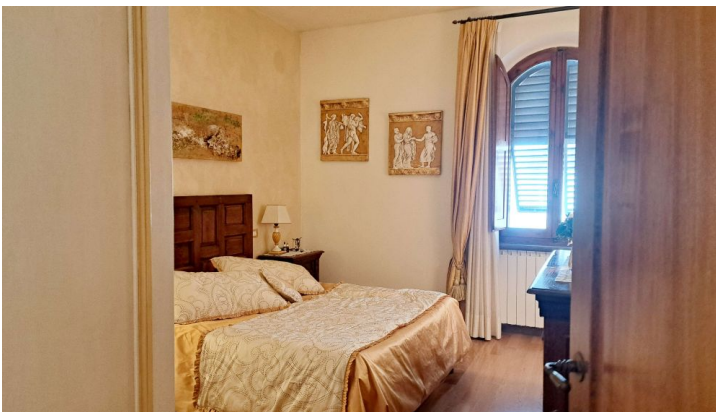


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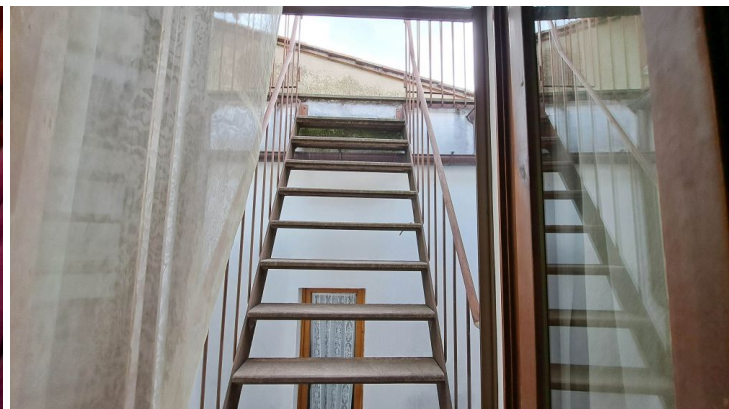
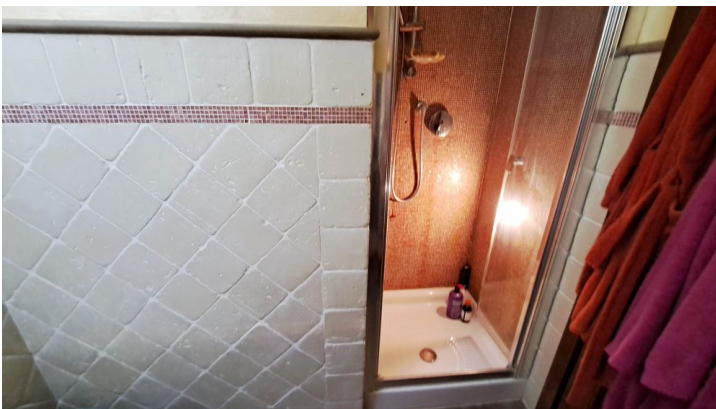
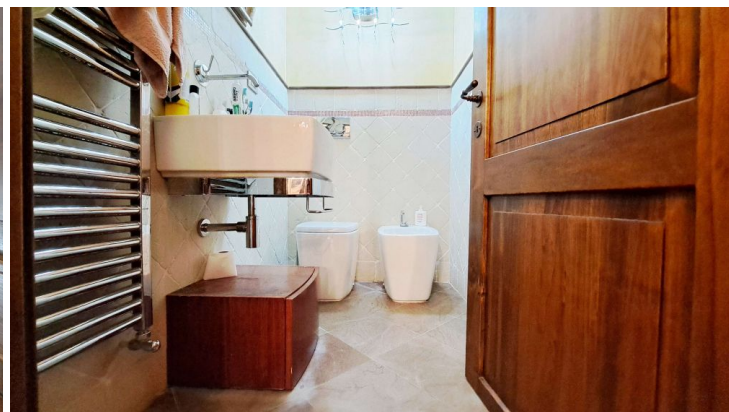
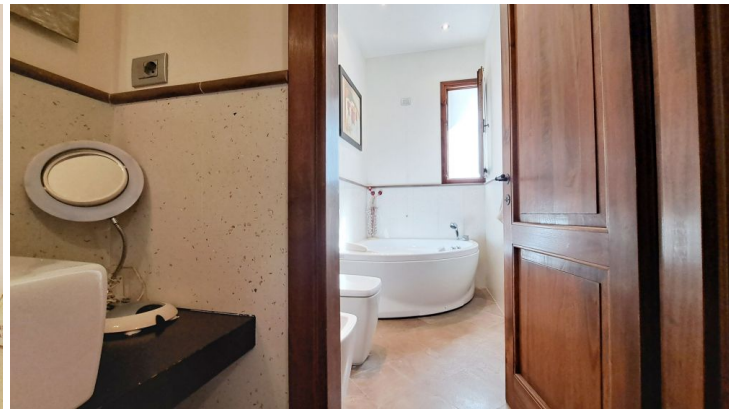


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