

# 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 apartment with terrace in the centre of san gimignano San Gimignano (Siena)

In the historic center of the city of San Gimignano, we offer the sale of a beautiful and large apartment with spectacular views of the towers of the turreted city.

The apartment is on three floors and is made up as follows:

- on the second floor, which measures approximately 120 m<sup>2</sup>, 2 bedrooms, large living room, kitchen, hallway with staircase to the upper floor, small sitting room/hallway and two bathrooms,
- on the third floor, attic of approximately 40 m<sup>2</sup> with toilet, - on the fourth floor, panoramic terrace of approximately 4 m<sup>2</sup> with views of the towers,
- the apartment is completed by a storage room on the first floor;
- on the basement and ground floor, for approximately 100 m<sup>2</sup> with cellar and vat rooms, with independent access from the ground floor.

The cellar facing the street is large enough to accommodate a car.

This wonderful apartment, which still retains the original floors and ceilings with the characteristic wooden beams, is in good and habitable condition. Externally, the facade and roof of the building require renovation.

The location is excellent, close to the city's major attractions and within easy reach of amenities.

**SALE**  
**€ 390.000,00**

LISTING DATA		COMMERCIAL OFFER	
Published on	03-04-2024	Type of contract	Sale
Reference	359	Price	€ 390.000,00
Type	1. Apartment		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	D, EP globale non rinnovabile 76,64 kWh/m <sup>2</sup> anno EP globale rinnovabile --- EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa Edificio energia quasi zero No
Province	Siena	m <sup>2</sup>	160
Region	Toscana	Rooms	N. 8
Country	Italy	Bedrooms	N. 2
Location	Centre	Bathrooms	N. 3
		Terrace	N. 1 / approx. 4 sqm
		Attics	approx. 40 sqm

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## FLOORS / ENTRANCE

Nr. Floors	3
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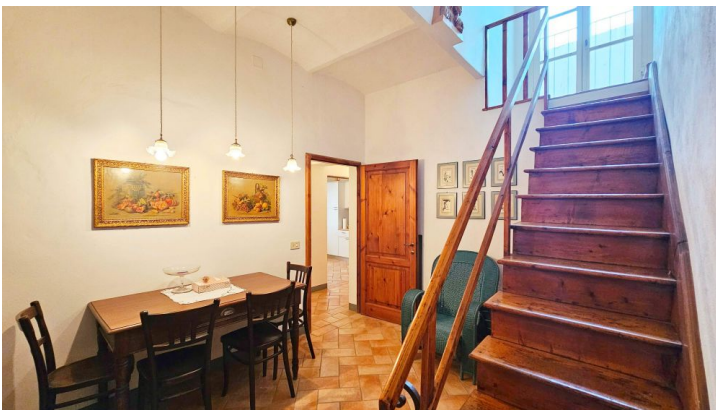


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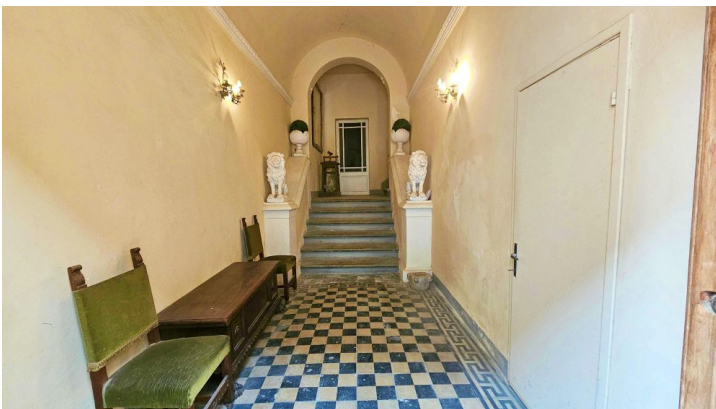
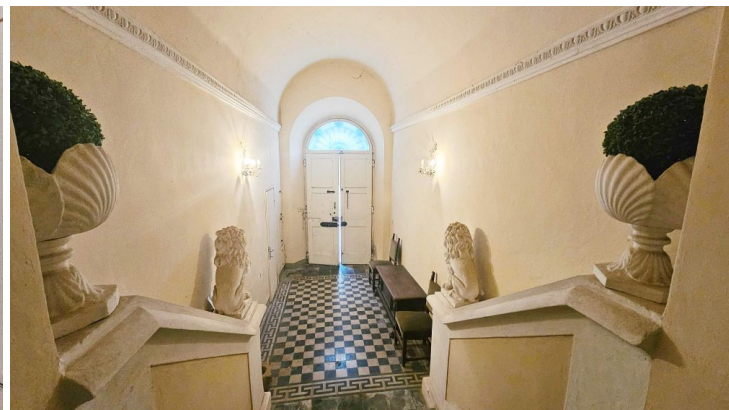
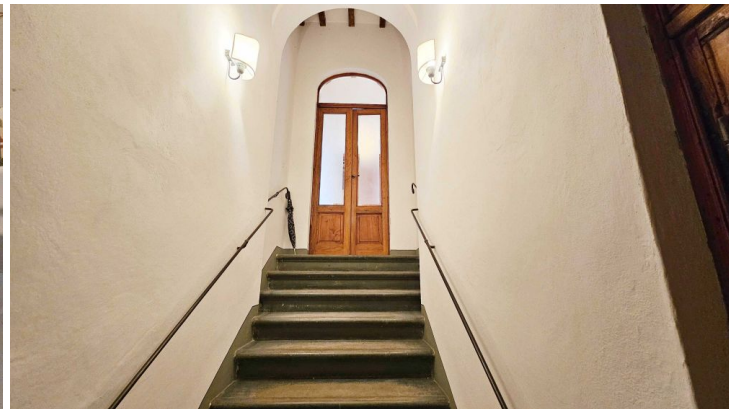


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