

# Tuscany Inside

## REAL ESTATE

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

### SOLD - 2 beds apartment with swimming pool at 15 Km from san gimignano San Gimignano (Siena)

#### SOLE LISTING

Apartment in an old restored farmhouse with private garden and shared swimming pool located in the municipality of Gambassi Terme

Apartment of approximately 76 sq.m. located on the ground floor of a farmhouse renovated in the year 2006.

The real estate complex of which the apartment is part, reached by approx. 3 km of gravel road, is located in the municipality of Gambassi Terme and only about 15 kilometers from the medieval city of San Gimignano, about 17 kilometers from the Etruscan city of Volterra and about 20 km from the Castelfalfi Golf Course, on a hill with breathtaking views of the surrounding countryside and Volterra.

In total the estate is made up of 13 apartments located in 3 buildings all in stones.

The location is quiet and isolated, with stunning views of the surrounding countryside.

The Apartment N° 10 is located on the ground floor of the main farmhouse and is composed as follows: living/dining room with corner kitchen and fireplace, double bedroom with ensuite bathroom, large single bedroom with sufficient capacity to place two beds, second bathroom with laundry area. Access to the apartment is via the private garden of approximately 250 square meters, part of which is flat.

This splendid property is completed by a wonderful and panoramic shared swimming pool with large solarium areas and a spacious shared car park.

The apartment is connected to the main water supply; radiator heating and domestic hot water production via LPG gas boiler, private, non-condominium Wifi.

#### Main Distances:

Gambassi Terme, nearest shops and services: approximately 13 km, of which 3 km of gravel road

Nearest bar - restaurant: about 7km

San Gimignano: approximately 15 km

Siena, about 50 km

Volterra: approximately 17 km

Castelfalfi Golf Course: approximately 20 km

Florence: approximately 70 km

Seaside: approximately 59 km

Florence airport: approximately 65 km

Pisa International Airport: approximately 63 km

**SALE**  
**€ 230.000,00**  
the price includes the furniture

LISTING DATA		COMMERCIAL OFFER	
Published on	22-01-2025	Type of contract	Sale
Reference	147	Price	€ 230.000,00
Type	1. Apartment	price notes	the price includes the furniture
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	EP globale non rinnovabile 95,30 kWh/m² anno EP globale rinnovabile 2,80 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m²	76
Region	Toscana	Rooms	N. 3
Country	Italy	Bedrooms	N. 2
Location	Countryside	Bathrooms	N. 2
FLOORS / ENTRANCE		CAR	
Nr. Floors	1	Parking place	
Entrance floor	ground floor	Comments	Yes
Independent entrance	Yes		
ACCESSORIES		ADDITIONAL DATA	
Heating	Gpl	Monthly charges	approx. 3000 euro per year
GARDENS AND GROUNDS			
Gardens	m² 250		





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