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

# country house with swimming pool near san gimignano

**San Gimignano (Siena)**

Sole agent Listing of Tuscany Inside and Marchesini Real Estate

Farmhouse for sale in San Gimignano - A Corner of Paradise

Charming farmhouse with swimming pool and land located in a panoramic position near the medieval town of San Gimignano, a UNESCO World Heritage Site since 1990.

With a surface area of ??approximately 210 m² distributed on two levels connected by an internal staircase, this property is the perfect combination of comfort and beauty.

The ground floor hosts a large and welcoming living room with pellet stove, a large and functional fully equipped kitchen-dining room, bathroom, master bedroom, bathroom and storage/wardrobe room; On the first floor there are two bedrooms, each with private bathroom, offering privacy and comfort. One has access to the garden via an external staircase with a small terrace.

The private garden of approximately 1950 m² is a true refuge, with 35 olive trees that create a rustic and serene atmosphere and that yield approximately 80 kilos of oil per year.

The private swimmingpool and solarium are ideal for relaxing during the hot summer days.

A 29 m2 garage/storage room offers additional space for your needs.

The farmhouse is in excellent condition and is ready to be inhabited. The roof was redone in the year 2022 and the wooden window frames with aluminum shutters were replaced, ensuring energy efficiency and comfort. The air conditioning in the two bedrooms on the first floor and the LPG heating and the two pellet stoves make the environment welcoming in every season. In May 2025 the external painting of the house was carried out.

Property facilities:
Heating and hot water production via a LPG-powered boiler
2 pellet stoves
Water supply provided by the main network
Mosquito nets
Double glazing
Automatic irrigation system
Air conditioning available in the two bedrooms on the first floor.

The location is excellent and access is convenient, without gravel road.

Being close to other homes, the property is not isolated and, at the same time, enjoys privacy and tranquility.

The main services and locations are easily accessible:
Certaldo with shops and services: approximately 4 kilometers
San Gimignano with shops and services: approximately 9 kilometers
Siena: approximately 45 kilometers
Florence: approximately 60 kilometers
Florence Airport: approximately 60 kilometers
Pisa Airport: approximately 70 kilometers
Sea: approximately 70 kilometers

Don't miss the opportunity to live in this corner of paradise, where every day can be a new adventure!

**SALE**
**€ 798.000,00**

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

Not negotiable, the pro

| LISTING DATA | |
|---|---|
| **Published on** | 20-06-2025 |
| **Reference** | 569 |
| **Type** | 2. Farmhouse - Villa - Detached House |
| **Property condition** | 1. Restored |

| COMMERCIAL OFFER | |
|---|---|
| **Type of contract** | Sale |
| **Price** | € 798.000,00 |
| **price notes** | Not negotiable, the prce includes the kitchen, the kitchen table and the sofa |

| GEOGRAPHIC DATA | |
|---|---|
| **Municipality** | San Gimignano |
| **Province** | Siena |
| **Region** | Toscana |
| **Country** | Italy |
| **Location** | Countryside |

| PROPERTY FEATURES | |
|---|---|
| **Energy rating** | E, EP globale non rinnovabile 160,76 kWh/m² anno EP globale rinnovabile 1,21 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa Edificio energia quasi zero No |
| **m²** | 210 |
| **Rooms** | N. 6 |
| **Bedrooms** | |
| **Number of beds** | N. 3 |
| **Bathrooms** | N. 4 |

| FLOORS / ENTRANCE | |
|---|---|
| **Nr. Floors** | 2 |

| CAR | |
|---|---|
| **Garage** | N. 29 |

| ACCESSORIES | |
|---|---|
| **Heating** | gpl gas and 2 pellet stoves |

| GARDENS AND GROUNDS | |
|---|---|
| **Adjoining land** | m² 1950 |





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








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








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








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








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








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













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



