

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.

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
€ 890.000,00

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.

LISTING DATA		COMMERCIAL OFFER	
Published on	20-06-2025	Type of contract	Sale
Reference	569	Price	€ 890.000,00
Type	2. Farmhouse - Villa - House	price notes	the price includes the kitchen, the kitchen table and the sofa
Property condition	1. Restored		
GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	G
Province	Siena	m²	210
Region	Toscana	Rooms	N. 6
Country	Italy	Bedrooms	
Location	Countryside	Number of beds	N. 3
		Bathrooms	N. 4
FLOORS / ENTRANCE		CAR	
Nr. Floors	2	Garage	N. 29
ACCESSORIES		GARDENS AND GROUNDS	
Heating	gpl gas and 2 pellet stoves	Adjoining land	m² 1950



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.



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.



Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanynside.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.



Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanynside.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.



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.

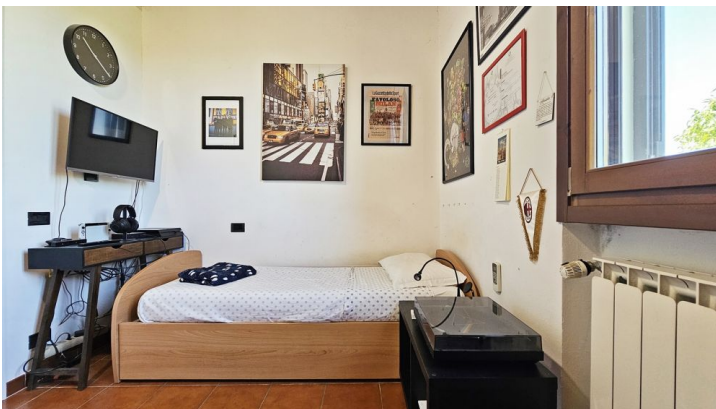


Tuscany Inside

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.



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.

