

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

apartment with shared swimming pool San Gimignano (Siena)

Charming apartment with private garden and shared swimming pool located near the medieval town of San Gimignano, a UNESCO World Heritage Site since 1990.

With a gross floor area of approximately 80 m² and a net floor area of approximately 60 m², this property is spread over two levels connected by an internal staircase.

The ground floor features a welcoming living/dining room with a pellet stove, a corner kitchen, and a studyroom used as a bedroom with a bathroom. This level also includes a private garden of approximately 40 m².

On the first floor is the master bedroom with air conditioning, a bathroom, and a hallway.

The swimming pool and its solarium, set in a splendid panoramic position with views of the countryside and San Gimignano in the distance, are ideal for relaxing on hot summer days.

The apartment, renovated in 2010 while preserving the typical style of traditional Tuscan country houses, is in excellent condition and ready to move into.

Air conditioning in the first-floor master bedroom, LPG heating, and a pellet stove make the space welcoming in any season.

Property amenities:

- Heating and hot water via LPG boiler
- Pellet stove
- Main water supply
- Mosquito nets
- Double glazing
- Air conditioning in the first-floor bedroom
- Wi-Fi

A few steps from the apartment, there is a parking lot for two units.

The property's location is excellent, and access is convenient via a short stretch of gravel road.

The main services and locations are easily accessible:

- Small village with basic services and shops: approximately 2 km
- Certaldo with shops and services: approximately 7 km
- San Gimignano with shops and services: approximately 10 km
- Siena: approximately 40 km
- Florence: approximately 50 km
- Florence Airport: approximately 55 km
- Pisa Airport: approximately 80 km
- Sea: approximately 80 km

SALE
€ 260.000,00
the price includes the kitchen

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LISTING DATA		COMMERCIAL OFFER	
Published on	01-04-2026	Type of contract	Sale
Reference	160	Price	€ 260.000,00
Type	1. Apartment	price notes	the price includes the kitchen
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	D, EP globale non rinnovabile 131,08 kWh/m ² anno EP globale rinnovabile 0,92 kWh/m ² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m ²	80
Region	Toscana	Bedrooms	N. 2
Country	Italy	Bathrooms	N. 2
Location	Countryside		

FLOORS / ENTRANCE		CAR	
Nr. Floors	2	Parking place	N. 2
Independent entrance	yes		

ACCESSORIES		ADDITIONAL DATA	
Heating	Heating and hot water via LPG boiler and Pellet stove	Monthly charges	about 150 euro, about 1800 per year
Air conditioning	in the master bedroom		

GARDENS AND GROUNDS	
Gardens	m ² 40

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