

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.

1 bed apartment just outside the walls of San Gimignano San Gimignano (Siena)

Marchesini Real Estate and Tuscany Inside are pleased to offer for sale this charming apartment, located in an excellent location in a five-unit building, close to the historic center of the renowned medieval town of San Gimignano and its major attractions.

San Gimignano, intact in its medieval authenticity and respectful of its territorial integrity, was inscribed on the UNESCO World Heritage List in December 1990.

The apartment has a floor area of approximately 55 square meters plus a terrace of approximately 35 square meters, a storage room, and an attic/storage room of approximately 3 square meters. It is composed as follows:

On the second floor: entrance hall, spacious living/dining room with kitchenette and fireplace and access to the large terrace; bedroom, bathroom with shower.

The property also includes a useful storage room located outside the apartment, on the ground floor of the stairwell, suitable for storing bicycles, suitcases, etc., and an attic/storage room on the third floor accessible from the living room via a ladder that can be positioned when necessary.

The apartment's location is perfect, being accessible by car yet within walking distance of the historic center.

The property is in perfect condition, ready for immediate occupation, and is being sold fully furnished.

It is suitable for use as an apartment to generate income through tourist rentals, as a vacation property, or as a home for a single person or a couple.

The roof and facade were redone in 2012.
The terrace was renovated in 2018.
Heating system with a natural gas boiler.
Wooden window frames with double glazing.
Air conditioning
WiFi

Main distances:
Siena, approximately 40 km
Florence, approximately 50 km
Sea, approximately 70 km
Pisa Airport, approximately 75 km
Florence Airport, approximately 60 km
Milan, approximately 350 km
Rome, approximately 270 km.

SALE
€ 259.000,00

the price included the property furniture

LISTING DATA	
Published on	19-06-2026
Reference	353
Type	1. Apartment
Property condition	1. Restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 259.000,00
price notes	the price included the property furniture

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	Classe Energetica G EP globale non rinnovabile 264,09 kWh/m ² anno EP globale rinnovabile 1,73 kWh/m ² anno EP estiva del fabbricato Media EP invernale del fabbricato Bassa Edificio energia quasi zero No
Province	Siena	m²	55
Region	Toscana	Bedrooms	N. 1
Country	Italy	Bathrooms	N. 1
Location	Walking distance to town		

FLOORS / ENTRANCE		ACCESSORIES	
Entrance floor	second floor	Heating	town gas
Armoured door		Furniture	The property is sold furnished



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