

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

Farm with lan and swimming pool near san gimignano San Gimignano (Siena)

Set in the most authentic heart of Tuscany, just moments from the iconic towers of San Gimignano, this enchanting farm estate spans 51 hectares of unspoiled natural beauty. The landscape unfolds as a harmonious mosaic of vineyards, olive groves, golden fields, and woodland, creating an atmosphere of timeless peace and rural charm.

The estate includes 10 hectares of vineyards, of which 6 are dedicated to Chianti Colli Senesi and 2.6 to the renowned Vernaccia, reflecting the strong winemaking heritage of the land. A further 34 hectares of arable land, carefully cultivated by the current owners, express a deep connection with traditional agriculture. The property is completed by 5.5 hectares of woodland and an olive grove of 1.5 hectares with approximately 560 trees, producing olive oil for private use that captures the genuine flavors of Tuscan tradition.

The residential portion extends to approximately 600 sqm and is divided into five charming apartments, each full of character and warmth. In total, the property can accommodate up to 20 guests, making it perfectly suited for hospitality purposes or for hosting large families and groups drawn together by the beauty of the setting.

Additional structures include two traditional outbuildings in need of renovation—one currently used for storage—and a large former winery with concrete tanks, presently unused but offering significant potential for future development.

Enhancing the estate is a magnificent 20 x 10 panoramic swimming pool, from which one can enjoy breathtaking views of San Gimignano's towers—an idyllic setting where time seems to slow down.

From a structural standpoint, the property benefits from a solid roof renovation dating back to the 1980s. It is equipped with a GPL system, connected to the main water supply, and offers at least seven outdoor parking spaces. An old granary is currently used as storage for bicycles and motorbikes.

This farm estate represents a place where the most authentic Tuscany reveals itself in all its poetry—a peaceful retreat immersed in nature and tradition, with outstanding potential for those seeking to live in or invest in a truly timeless corner of Italy.

SALE
€ 3.000.000,00

LISTING DATA		COMMERCIAL OFFER	
Published on	27-07-2026	Type of contract	Sale
Reference	592	Price	€ 3.000.000,00
Type	4. Farm - Agriturismo - B&B		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	under certification
Province	Siena	m²	800
Region	Toscana	Bedrooms	N. 10
Country	Italy	Bathrooms	N. 10
Location	Countryside		

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GARDENS AND GROUNDS	
Adjoining land	m ² 510000



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