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.

Stylish and spacious apartment with swimming pool - gambassi terme

San Gimignano (Siena)

Exclusive Stone Semidetached Farmhouse Unit with Private Garden and Panoramic Pool in the Heart of Tuscany

Nestled in the enchanting Tuscan countryside within a prestigious, finely restored residential complex, we offer for sale a charming apartment measuring approximately 126 sqm (gross area).

Created from an ancient stone farmhouse, the property perfectly blends authentic rustic charm with modern living comforts.
The complex is accessed via a picturesque gravel road (approx. 2 km long), ensuring maximum privacy and total immersion in nature. Its location is strategic and central to the region's most famous cultural and thermal spa destinations: it lies just 15 km from the medieval town of San Gimignano (a UNESCO World Heritage Site), 12 km from the thermal spa town of Gambassi Terme, 18 km from Etruscan Volterra, and only 20 km from Castelfalfi.

Interior and Exterior Spaces

The apartment is laid out over two well-organized levels connected by an internal staircase:
· Ground Floor: The main entrance opens directly onto a wonderful private garden of approximately 335 sqm—a panoramic oasis enhanced by two pergolas, ideal for outdoor dining.
Inside, there is an eat-in kitchen featuring a wood-burning stove and under-stair storage, a bathroom, and a spacious double bedroom with an en-suite bathroom.
· First Floor: An internal staircase leads to a charming, light-filled living room featuring a cozy fireplace and a second corner kitchen. Thanks to its layout, this space offers the flexibility to be easily converted into a third bedroom. The floor is completed by a hallway, a second air-conditioned bedroom, and an additional bathroom.

Communal Areas and Amenities

What makes this property unique is its splendid communal swimming pool, situated in a commanding, panoramic position that offers breathtaking views of the surrounding countryside and the skyline of Volterra.
The complex (comprising a total of just 13 units) also features ample reserved communal parking with convenient vehicle access.

Property Condition and Potential

The property was expertly renovated in 2007, fully respecting Tuscan traditions (featuring exposed beams, stonework, and characteristic finishes), and is maintained in excellent condition. It represents an ideal choice either as a prestigious second home—a place to retreat in total relaxation and tranquility, far from the city bustle—or as a high-yield real estate investment, fitting perfectly into the luxury holiday rental market.

Connections and Key Distances, Approx.:
· Services and shops, Gambassi Terme: 12 km
· San Gimignano: 15 km
· Volterra: 18 km
· Castelfalfi : 20 km
· Siena: 50 km
. Florence: 70 km
· Seaside resorts (Coast): 59 km
· Pisa International Airport: 63 km
· Florence Airport: 65 km

SALE
€ 435.000,00
the 2 corner kitchens and the kitchen-bedroom wardrobe divider are included in the price

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.

LISTING DATA	
Published on	09-09-2026
Reference	170
Type	1. Apartment
Property condition	1. Restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 435.000,00
price notes	the 2 corner kitchens and the kitchen-bedroom wardrobe divider are included in the price

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

PROPERTY FEATURES	
Energy rating	under certification
m²	126
Bedrooms	N. 2
Bathrooms	N. 3

FLOORS / ENTRANCE	
Nr. Floors	2
Independent entrance	Yes, from the private garden

CAR	
Parking place	
Comments	Condo parking lot

ACCESSORIES	
Heating	Gpl
Air conditioning	available in the bedroom on the first floor
Furniture	Furnishings not included, with the exception of the two corner kitchens and the kitchen-bedroom wardrobe divider . Option to purchase certain furnishing items.

ADDITIONAL DATA	
Monthly charges	about 500 euro per month, about 6000 euro per year

GARDENS AND GROUNDS	
Gardens	m² 335

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.

