

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.

stunning apartment with swimming pool San Gimignano (Siena)

Exclusive Apartment in Stone Farmhouse 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 62 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

· Ground Floor: The main entrance opens directly onto a wonderful private garden of approximately 160 sqm—a panoramic oasis enhanced by a pergola, 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.

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
€ 228.000,00

the corner kitchen and the kitchen-bedroom wardrobe divider are included in the price

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LISTING DATA	COMMERCIAL OFFER
Published on 16-09-2026	Type of contract Sale
Reference 171	Price € 228.000,00
Type 1. Apartment	price notes the corner kitchen and the kitchen-bedroom wardrobe divider are included in the price
Property condition 1. Restored	
GEOGRAPHIC DATA	PROPERTY FEATURES
Municipality San Gimignano	Energy rating under certification
Province Siena	m² 62
Region Toscana	Rooms N. 2
Country Italy	Bedrooms N. 1
Location Countryside	Bathrooms N. 2
FLOORS / ENTRANCE	CAR
Nr. Floors 1	Comments Condominium parking
Entrance floor ground floor	
Independent entrance yes	
ACCESSORIES	ADDITIONAL DATA
Heating gpl	Monthly charges about 250 euro per month, about 3000 euro per year
GARDENS AND GROUNDS	
Gardens m² 160	



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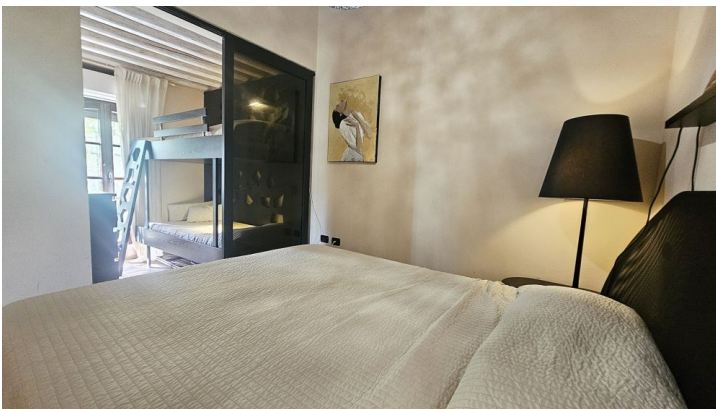


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