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.

beautiful 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 63 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 leads directly from the wonderful private garden—spanning approximately 175 sqm—a scenic oasis enhanced by a pergola that is perfect for outdoor dining. · First Floor: An internal staircase leads to a charming, light-filled living area featuring a cozy fireplace and a corner kitchen. The floor is completed by a hallway, an air-conditioned bedroom, and a 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
€ 208.000,00
the corner kitchen is included in the price

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LISTING DATA	
Published on	17-09-2026
Reference	172
Type	1. Apartment
Property condition	1. Restored

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 208.000,00
price notes	the corner kitchen is included in the price

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

PROPERTY FEATURES	
Energy rating	under certification
m²	63
Rooms	N. 2
Bedrooms	N. 1
Bathrooms	N. 1

FLOORS / ENTRANCE	
Nr. Floors	1
Entrance floor	ground floor
Independent entrance	yes

CAR	
Comments	Condominium parking

ACCESSORIES	
Heating	gpl
Air conditioning	available in the bedroom

ADDITIONAL DATA	
Monthly charges	about 250 euro per month, about 3000 euro per year

GARDENS AND GROUNDS	
Gardens	m² 175





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