

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.

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

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.

LISTING DATA		COMMERCIAL OFFER	
Published on	17-09-2026	Type of contract	Sale
Reference	172	Price	€ 208.000,00
Type	1. Apartment	price notes	the corner kitchen is included in the price
Property condition	1. Restored		
GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	under certification
Province	Siena	m²	63
Region	Toscana	Rooms	N. 2
Country	Italy	Bedrooms	N. 1
Location	Countryside	Bathrooms	N. 1
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
Air conditioning	available in the bedroom		
GARDENS AND GROUNDS			
Gardens	m² 175		



Tuscany Inside

REAL ESTATE

Agency TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanynside.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.



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.



Tuscany Inside

REAL ESTATE

Agency TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanynside.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.



Tuscany Inside

REAL ESTATE

Agency TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA
Cell. Tel No: 0039 335 829 8214
Email: info@tuscanynside.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.



Tuscany Inside

R E A L E S T A T E

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.

