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.
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spacious palazzo in the centre of san gimignano

San Gimignano (Siena)

A magnificent historic palazzo for sale in the heart of San Gimignano, a UNESCO World Heritage site.

Located in the historic center of one of the world's most renowned destinations, we offer for sale a property of rare availability and unique charm.

The palazzo features a fully restored roof and façade, while the interiors require complete renovation, offering the opportunity for total customization of the living spaces.

With a generous floor area of approximately 240 sqm (including the attic), the property is ideally suited for conversion into en-suite bedrooms or two or more independent residential units—making it perfect as either a luxury private residence or a charming hospitality property.

Layout:
Ground Floor: Entrance hall, 3 storage rooms, and an evocative private internal courtyard.
First Floor: 5 rooms, hallway, storage room, bathroom, and a splendid, spacious terrace accessible from both the interior and via a staircase from the private courtyard.
Second Floor: 4 rooms, hallway.
Third and Top Floor: Large attic and storage room.

A feasibility study highlights the property's extraordinary internal versatility, making it ideal for creating:
- 4 independent two-room apartments, each comprising a kitchen, bedroom, and bathroom;
or
- 7 bedrooms, each with a private bathroom. Of particular note is the possibility of creating a four-person suite consisting of two separate rooms—ideal for accommodating families or groups of friends.

A truly exclusive investment opportunity in the beating heart of San Gimignano.

Distances to key locations:
Siena, approx. 40 km
Florence, approx. 50 km
The coast, approx. 70 km
Pisa Airport, approx. 75 km
Florence Airport, approx. 60 km
Milan, approx. 350 km
Rome, approx. 270 km

SALE
€ 585.000,00

LISTING DATA	
Published on	20-09-2026
Reference	340
Type	3. Semi detached house and townhouse
Property condition	3. To restore

COMMERCIAL OFFER	
Type of contract	Sale
Price	€ 585.000,00

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

PROPERTY FEATURES	
Energy rating	under certification
m²	240
Rooms	N. 7
Bedrooms	N. 3 / The current layout features three bedrooms, but there is the potential to create seven bedrooms—each with its own private bathroom—or four one-bedroom apartments.
Bathrooms	N. 1
Terrace	

FLOORS / ENTRANCE	
Nr. Floors	4









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