

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		COMMERCIAL OFFER	
Published on	20-09-2026	Type of contract	Sale
Reference	340	Price	€ 585.000,00
Type	1. Apartment		
Property condition	3. To restore		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	under certification
Province	Siena	m²	240
Region	Toscana	Rooms	N. 7
Country	Italy	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.
Location	Centre	Bathrooms	N. 1
		Terrace	

FLOORS / ENTRANCE

Nr. Floors	4
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