

# Tuscany Inside

## REAL ESTATE

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.

### farmhouse near San Gimignano with possibility to buy vineyards San Gimignano (Siena)

RURAL FARMHOUSE TO BE RESTORED IN THE COUNTRYSIDE OF SAN GIMIGNANO, SOLE AGENT LISTING

Typical Tuscan farmhouse set in a panoramic and peaceful position in the countryside of San Gimignano, whose famous and beautiful historic center is about 7 km away.

The house, on two levels, needs renovation works, measures approximately 600 gross sqm and is composed as follows:  
On the ground floor, stables, storage rooms, cellars for a total of 14 rooms, an oven and a loggia;

On the first floor, currently divided into 3 units, we find 12 rooms, including 9 bedrooms, and 3 bathrooms.

Both the interiors and exteriors of the building feature and retain the charm and typical characteristics of the old farmhouses of the past, therefore we find the external stone walls, the terracotta floors, the wooden beams, fireplaces, arches and small vaults.

The farmhouse is located near a barn owned by other people, however, the neighbor's building has its own private access and does not preclude privacy to the property.

The property is not equipped with a heating system and the water supply is provided by a well.

The land has a total area of 9.99.68 and includes about 4 hectares of vineyards (2.95.70 hectares of Chianti Docg, 0.57.90 of Vernaccia di San Gimignano Docg, and about 5,000 square meters of IGT Rosso Toscano, about 1.15 hectares of olive groves, and the remaining surface is made up of arable land, uncultivated land and a small forest in the valley.

The property lends itself to many uses, both for residential use and for tourist-accommodation use and also for both destinations in parallel, i.e. the new owner will be able to live in part of the house and convert it into rooms or apartments for rental use the rest of the house.

#### Prices:

The farmhouse with about 1.3 hectares of land: 600,000 euro

The farmhouse with all the land: 800,000 euro

#### Main distances:

San Gimignano, about 7 Km

Siena, about 44 Km

Florence, about 50 Km

Sea, about 75 Km

Pisa airport, about 75 km

Florence airport, about 50 km

**SALE**  
**€ 600.000,00**

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ANNOUNCEMENT DATA		COMMERCIAL OFFER	
Published on	06-03-2023	Type of contract	Sale
Reference	509	Price	€ 600.000,00
Type	Farmhouse - Villa - House		
Property condition	3. To restore		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	G - EP globale non rinnovabile 280,46 kWh/m² anno EP globale rinnovabile --- EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m²	600
Region	Toscana	Rooms	N. 26
Country	Italy	Bedrooms	N. 9
Location	Countryside	Bathrooms	N. 3

FLOORS / ENTRANCE		GARDENS AND GROUNDS	
Nr. Floors	2	Adjoining land	
		Comments	About 10 Hectares





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