

# Tuscany Inside

## REAL ESTATE

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

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Tuscany Inside Real Estate by Anna Riviaccio is not responsible for any inaccuracies, imperfections or anything else.

### Semi-detached house walking distance to San Gimignano San Gimignano (Siena)

This 175 sq. m house has been recently restored by the present owner who has converted it into an elegant four bedroom B&B taking care that the building could possibly become a private dwelling.

The estate is composed as it follows:

- On the ground floor: entrance hall, spacious dining or sitting-room, large kitchen, storage, bathroom, bedroom with bathroom and terrace.
- On the first floor: three bedrooms each one with a bathroom.
- On the second floor: mezzanine floor and terrace.

Included in the sale there is also:

- a car parking area
- a one bedroom restored guest house of approx. 35 sq. m.

Set in an old "borgo" (hamlet) walking distance to the town, this property is ideal for those wishing to be in the country but not too isolated, or far away from other houses.

**SALE**  
**€ 850.000,00**

LISTING DATA		COMMERCIAL OFFER	
Published on	11-07-2012	Type of contract	Sale
Reference	309	Price	€ 850.000,00
Type	3. Semi detached house		
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	F - IPE: 183,54 kWh/m <sup>2</sup> year
Province	Siena	m <sup>2</sup>	210
Region	Toscana	Rooms	N. 8
Country	Italia	Bedrooms	N. 5
Location	Outskirts	Bathrooms	N. 6
		Terrace	N. 2

FLOORS / ENTRANCE		CAR	
Entrance floor	ground floor	Parking place	yes
Independent entrance	yes		

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ACCESSORIES	
Heating	yes

GARDENS AND GROUNDS
Gardens



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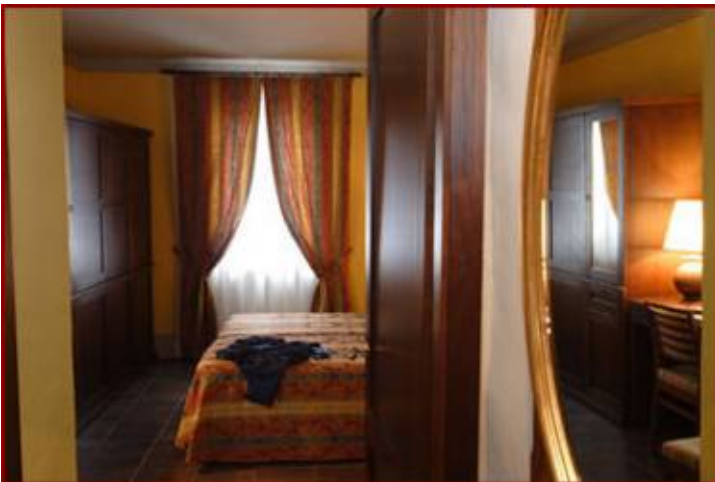
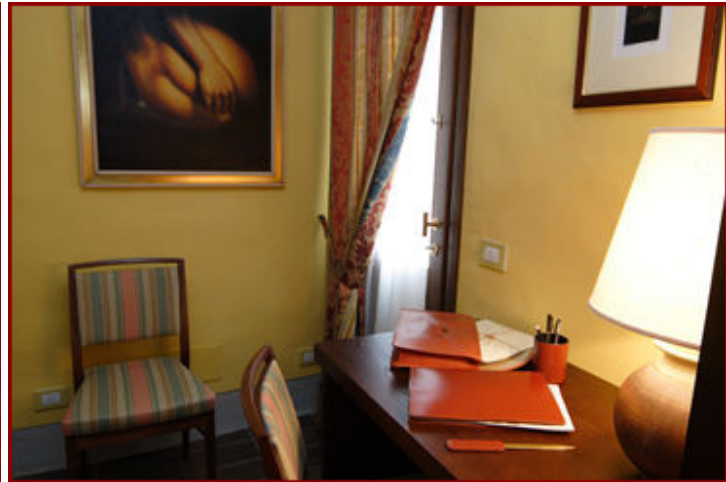


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