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REAL ESTATE

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

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Partly reconstructed country house in panoramic position near San Gimignano San Gimignano (Siena)

Country house under reconstruction currently in its raw state located in a convenient and panoramic position a few kilometers from the medieval city of San Gimignano.

The building has a gross area of 240 net square meters (approx. 200 sqm net) in addition to the porch of about 18 square meters, and is composed as follows:

On the basement floor: laundry room, cellar, bathroom, storage room, spiral staircase to the upper floor; On the ground floor: porch, living room, kitchen, two bedrooms, studyroom or single bedroom, two bathrooms, hallway, spiral staircase to the upper floor; On the first floor: two single bedrooms, hallway, two large attics for a total of about 94 sq m with a height of 0.81 to 2.35 m.

The approximate cost necessary to complete the reconstruction of the house amounts to about 300,000 euros, plus cost for the construction of a swimming pool, and, if the buyer wishes, internal changes and customizations are possible according to the needs and style of the new owner.

The property includes about 8000 sqm of which includes about 4000 sq m which is a Chianti Colli Senesi vineyard. The location is really very convenient and the access is without a gravel road as the villa is located in the vicinity of a road.

The property is not equipped with a permit for the construction of a swimming pool which, however, can be made with permission by the Municipality

Main distances: Nearest services and shops: about 2 km San Gimignano: about 6 Km Siena: about 25 Km Florence: about 45 km Florence airport: about 54 km Pisa airport: about 78 km Beach: about 75 km

SALE € 500.000,00

LISTING DATA		COMMERCIAL OFFE	COMMERCIAL OFFER	
Published on	15-05-2020	Type of contract	Sale	
Reference	634	Price	€ 500.000,00	
Туре	2. Farmhouse - Villa - House			
Property condition	5. Partly restored			

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GEOGRAPHIC DATA		PROPERTY FEATU	PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	ND	
Province	Siena	m²	240	
Region	Toscana	Bedrooms	N. 5	
Country	Italy	Bathrooms	N. 3	
Location	Countryside			

FLOORS / ENTRANCE	GARDENS AND GROUNDS	
Nr. Floors 3	Adjoining land	







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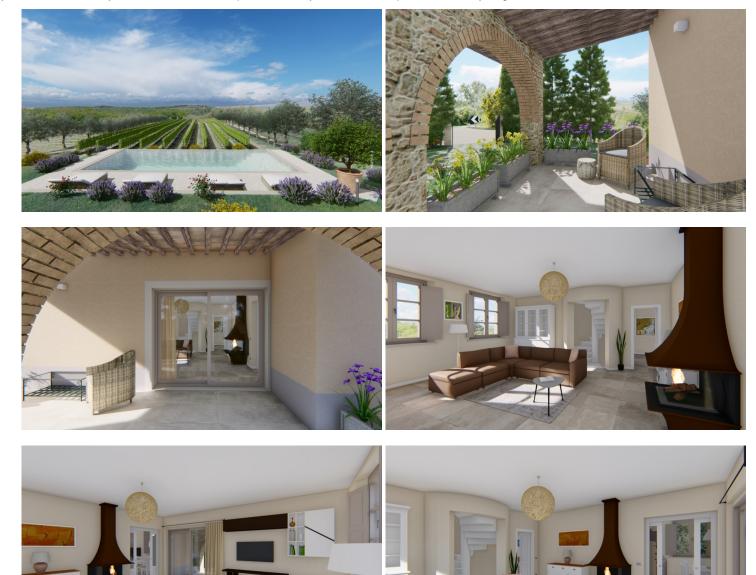








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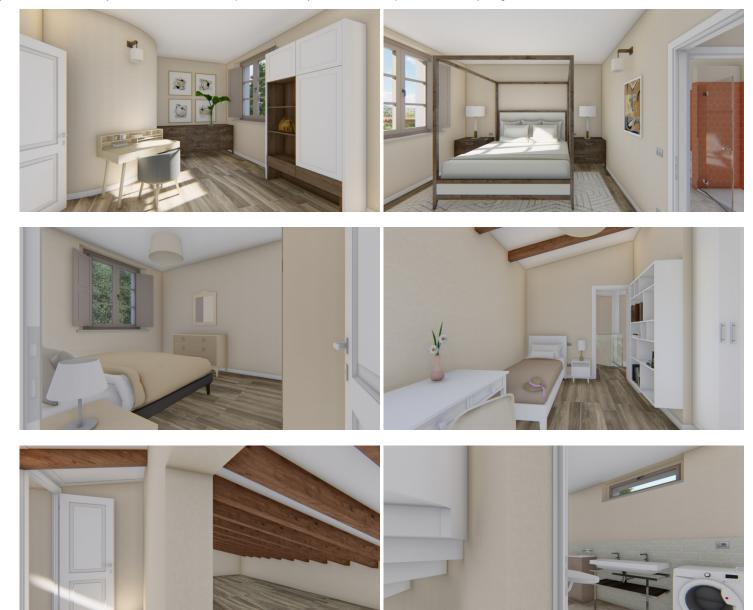
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