

# Tuscany Inside

REAL ESTATE

TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA

Cell. Tel No: 0039 335 829 8214

Email: info@tuscaninside.it

The real estate advertisings are made based on the information and documentation provided by the owner.  
Tuscany Inside Real Estate by Anna Riviaccio is not responsible for any inaccuracies, imperfections or anything else.

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

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GEOGRAPHIC DATA		PROPERTY FEATURES	
<b>Municipality</b>	San Gimignano	<b>Energy rating</b>	ND
<b>Province</b>	Siena	<b>m<sup>2</sup></b>	240
<b>Region</b>	Toscana	<b>Bedrooms</b>	N. 5
<b>Country</b>	Italy	<b>Bathrooms</b>	N. 3
<b>Location</b>	Countryside		

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



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