

# 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 Riviaccio is not responsible for any inaccuracies, imperfections or anything else.

## SOLD - 1 bedroom apartment with shared swimming pool San Gimignano San Gimignano (Siena)

### SOLE AGENT LISTING

Apartment in an old restored farmhouse with shared swimming pool.

The farmhouse complex, dating back to the 16th century, is located in the municipality of Gambassi Terme, on a hill with splendid views over the countryside and the Etruscan city of Volterra.

The property, made up of 13 units in three stone-faced buildings, was restored in 2006 and has the typical characteristics of Tuscan farmhouses. It is situated in a quiet and secluded position, with wonderful views over the surrounding countryside. This beautiful property is located between San Gimignano, Gambassi Terme and Volterra and is reached by about 3 kilometers of gravel road.

Apartment N° 3 has an area of about 50 m2 and is made up as follows:

- on the ground floor: living-dining room with fireplace and corner-kitchen, bedroom, bathroom with shower, private front-back garden for a total of approximately 270 m2 with automatic irrigation system on the front area.

This beautiful property is completed by a shared swimming pool of 7 x 14 meters set in a splendid panoramic position.

#### Main distances:

Gambassi Terme, nearest shops and services: about 13 km, of which 3 km of gravel road

Nearest bar - restaurant: about 7Km

San Gimignano: about 15Km

Siena, about 50 Km

Volterra: about 17 Km

Florence: about 70 Km

Sea: about 59 Km

Florence airport: about 65 km

Pisa International Airport: about 63 Km

**SALE**  
**€ 160.000,00**

LISTING DATA		COMMERCIAL OFFER	
Published on	25-04-2023	Type of contract	Sale
Reference	132	Price	€ 160.000,00
Type	1. Apartment		
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
<b>Municipality</b>	San Gimignano	<b>Energy rating</b>	E, EP globale non rinnovabile 130,70 kWh/m <sup>2</sup> anno EP globale rinnovabile 5,80 kWh/m <sup>2</sup> anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
<b>Province</b>	Siena	<b>m<sup>2</sup></b>	50
<b>Region</b>	Toscana	<b>Bedrooms</b>	N. 1
<b>Country</b>	Italy	<b>Bathrooms</b>	N. 1
<b>Location</b>	Countryside		

  

FLOORS / ENTRANCE		CAR	
<b>Nr. Floors</b>	1	<b>Parking place</b>	
<b>Entrance floor</b>	ground floor	<b>Comments</b>	condominium car park
<b>Independent entrance</b>			

  

ACCESSORIES		ADDITIONAL DATA	
<b>Heating</b>	gpl gas	<b>Monthly charges</b>	about 2000 euro per year
<b>Furniture</b>	kitchen included in the price		

  

GARDENS AND GROUNDS	
<b>Gardens</b>	m <sup>2</sup> 270



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