

# 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.

### nice apartment in the centre of san gimignano San Gimignano (Siena)

Very nice and restored apartment, located in the historic center of San Gimignano, a short distance from Piazza del Duomo and the main attractions of the famous medieval city, a UNESCO site since 1990.

The apartment, which has a total surface area of approximately 74 m<sup>2</sup>, is located on the first floor of a small building made up of 3 apartments, and is composed of a kitchenette, living/dining room, large double bedroom with storage room, bathroom with shower, corridor and small room where you can place a single bed. All for a surface area of approximately 64 m<sup>2</sup>. ; Also part of the apartment is a large and useful storage room of approximately 10 m<sup>2</sup> located on the mezzanine floor between the first floor and the ground floor, not directly communicating with the apartment itself.

Both properties are accessed via an entrance and condominium staircase.

The apartment is in good condition requiring few interventions such as the renovation of the bathroom and painting.

**SALE**  
**€ 200.000,00**  
negotiable

LISTING DATA	COMMERCIAL OFFER
<b>Published on</b> 18-09-2023	<b>Type of contract</b> Sale
<b>Reference</b> 350	<b>Price</b> € 200.000,00
<b>Type</b> 1. Apartment	<b>price notes</b> negotiable
<b>Property condition</b> 1. Restored	

GEOGRAPHIC DATA	PROPERTY FEATURES
<b>Municipality</b> San Gimignano	<b>Energy rating</b> F, lpe 124,05 kWh/m <sup>2</sup> year
<b>Province</b> Siena	<b>m<sup>2</sup></b> 74
<b>Region</b> Toscana	<b>Rooms</b> N. 4
<b>Country</b> Italy	<b>Bedrooms</b> N. 1
<b>Location</b> Centre	<b>Bathrooms</b> N. 1

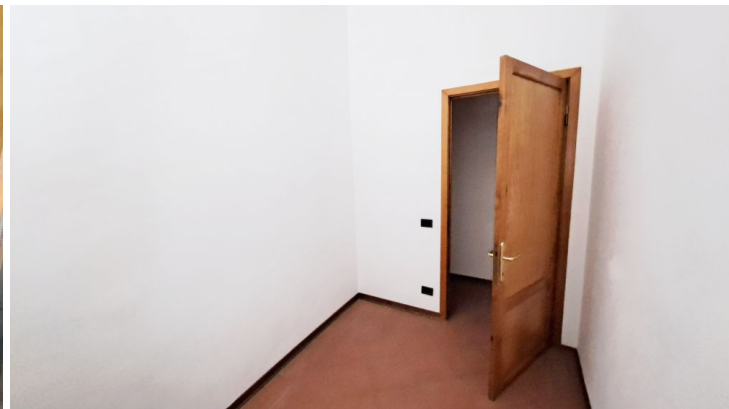
FLOORS / ENTRANCE
<b>Entrance floor</b> first floor

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