

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

beautiful property with stone farmhouse and land San Gimignano (Siena)

Tuscany Inside Real Estate is pleased to offer the sale of this beautiful property consisting of a stone farmhouse, a small annex/storage building, and approximately 3.4 hectares of land located in a convenient and panoramic position, with spectacular views of the countryside and the towers of San Gimignano.

The house, an old rural farmhouse, has belonged to the current owners for generations and retains the typical characteristics of old farmhouses. Currently, it consists of 4 bedrooms and 2 bathrooms, and offers other rooms that can be converted into bedrooms and bathrooms.

The farmhouse, which requires renovation works, has a total area of approximately 346 m2 divided as follows:

- Apartment composed of,
on the ground floor - kitchen with fireplace, sitting room, 3 bedrooms, 2 bathrooms, a toilet, storage room;
on the first floor, reached by a wooden staircase in the kitchen, the fourth bedroom;
- A spacious storage rooms room completes the ground floor
- On the basement floor, ruins on an oven, large cellar of approximately 105 m2, and two former stable rooms.

Near the farmhouse, there is an annex with a surface area of approximately 12 m2.

In total, the buildings measure approximately 358 m2.

The property includes approximately 3.3 hectares with an olive grove of 190 olive trees and arable land.

The property, which is located in the countryside of San Gimignano whose historic center can be reached on foot, has excellent access without a dirt road.

Utilities: Heating powered by LPG gas, mains water and a well.

Main Distances:
San Gimignano historic center, about 500 meters
Siena, about 40 km
Florence, about 55 km
Sea, about 70 km
Pisa airport, approximately 74 km
Florence airport, approximately 60 km

SALE
€ 795.000,00

LISTING DATA		COMMERCIAL OFFER	
Published on	18-01-2024	Type of contract	Sale
Reference	521	Price	€ 795.000,00
Type	2. Farmhouse - Villa - House		
Property condition	3. To restore		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	G, EP gl,nren 369,66 kWh/m2 year, EP globale rinnovabile 3,28 kWh/m2 anno EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa Edificio energia quasi zero No
Province	Siena	m²	358
Region	Toscana	Bedrooms	N. 4
Country	Italy	Bathrooms	N. 3 / 2 bathrooms and a toilet
Location	Countryside	Cellars	m ² 105
FLOORS / ENTRANCE		CAR	
Nr. Floors	3	Parking place	
ACCESSORIES		GARDENS AND GROUNDS	
Heating	Gpl propane gas	Adjoining land	
		Comments	3,3 Hectares with 190 olive trees



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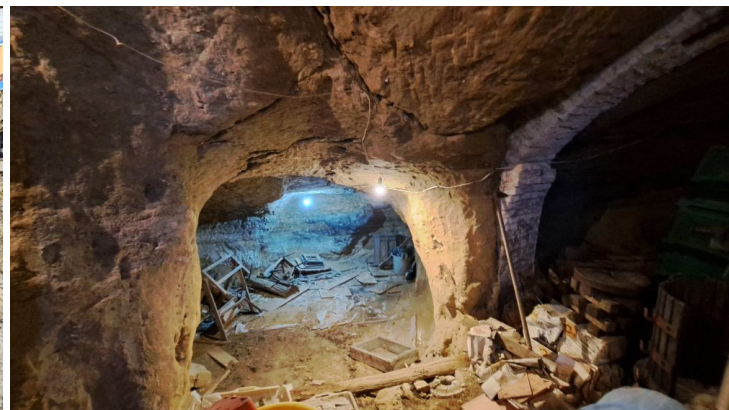


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