

# 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.

### apartment to restore on the ground floor in the town centre San Gimignano (Siena)

For sale, apartment to renovate on the ground floor of an old building in the historic center of San Gimignano.

The apartment consists of a kitchen with fireplace and two rooms.

In the entranceroom of the building, there is a storage room and a toilet.

The property, which requires total renovation and the construction of a bathroom (which the apartment does not have), measures approximately 64 m<sup>2</sup>, in addition to an external storage room of 11.22 m<sup>2</sup>, an external toilet of 1.85 m<sup>2</sup>. for approximately 77 m<sup>2</sup> in total.

The entrance hall, over which the owner of the apartment on the upper floor has the right of passage, has a surface area of approximately 26 m<sup>2</sup> and completes the property.

**SALE**  
**€ 179.000,00**

LISTING DATA		COMMERCIAL OFFER	
Published on	04-04-2024	Type of contract	Sale
Reference	358	Price	€ 179.000,00
Type	1. Apartment		
Property condition	1. Restored		

  

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	Classe F, EP globale non rinnovabile 253,06 kWh/m <sup>2</sup> anno EP globale rinnovabile 0,00 kWh/m <sup>2</sup> anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m <sup>2</sup>	77
Region	Toscana	Rooms	N. 3
Country	Italy	Bedrooms	N. 2
Location	Centre		

  

FLOORS / ENTRANCE	
Nr. Floors	1
Entrance floor	ground floor

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