

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 with swimming pool about 15 Km from San Gimignano San Gimignano (Siena)

SOLE AGENT LISTING OF MARCHESINI / TUSCANY INSIDE REAL ESTATE

Stunning apartment in an old stone farmhouse, with private garden, shared swimming pool and car park.

The beautiful property complex is reached by a gravel road of about 2 km, and is located between the medieval town of San Gimignano (about 15 km), the spa town of Gambassi Terme (about 12 km) and the Etruscan city of Volterra (about 18 km). Castelfalfi Golf Course is about 20 Km away.

The gorgeous apartment available in this beautiful property complex has a gross surface area of ??about 105 square meters and is composed as follows:

- on the ground floor: private garden of about 350 square meters with pergola; entrance into the kitchen from the private garden, dining room with fireplace, sitting room with access to the private garden, double bedroom, bathroom;
- on the first floor, reached via the staircase in the dining room, two bedrooms, hallway and bathroom.

This beautiful property is completed by a shared swimming pool located in a splendid panoramic position with views of the surrounding countryside and the Etruscan city of Volterra.

This exceptional property, renovated in the typical style of old Tuscan houses in the year 2007, is sold furnished and is in excellent condition, ready to be used immediately.

There is a large condominium parking available for the 13 apartments.

Ideal property as a second home to spend vacation periods in total relaxation and tranquility away from the city and daily commitments and/or as an apartment to rent in the tourist season.

Main distances:

Main asphalt road: 2 km of gravel road
Gambassi Terme / nearest shops and services: approximately 12 km
Castelfalfi Golf Course: approx. 20 Km
San Gimignano: approximately 15 km
Volterra: approximately 18 km
Siena: approximately
50 km Florence: approximately 70 km
Sea: approximately 59 km
Florence Airport: approximately 65 km
Pisa International Airport: approximately 63 km

Ordinary condominium fees:

Year 2023: Euro 3,252.90

Year 2024: Euro 3,727,00

SALE
€ 375.000,00
the price includes the furniture

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LISTING DATA		COMMERCIAL OFFER	
Published on	02-11-2024	Type of contract	Sale
Reference	151	Price	€ 375.000,00
Type	1. Apartment	price notes	the price includes the furniture
Property condition	1. Restored		

GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	F
Province	Siena	m ²	110
Region	Toscana	Rooms	N. 5
Country	Italy	Bedrooms	N. 3
Location	Countryside	Bathrooms	N. 2

FLOORS / ENTRANCE		CAR	
Nr. Floors	2	Parking place	Yes
Independent entrance	Yes		

ACCESSORIES		ADDITIONAL DATA	
Heating	Gpl Propane Gas	Monthly charges	Year 2023: Euro 3,252.90 , Year 2024: Euro 3,793.81
Furniture	The property is sold furnished		

GARDENS AND GROUNDS	
Gardens	m ² 350



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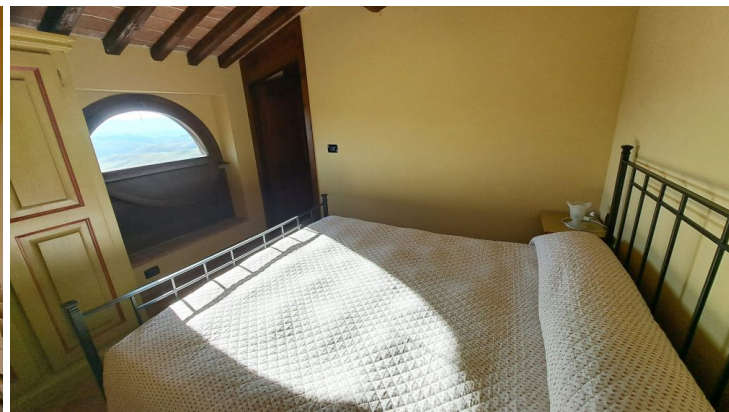


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