

# 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.

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

For sale in the historic center of San Gimignano, beautiful apartment on the first floor with a net surface area of approximately 87 square metres.

You enter the apartment directly into the living room with fireplace; From here, going down a few steps, you access the eat-in kitchen. From the living room, through a hallway, you enter the large bedroom with bathroom/laundry room and tiny terrace, main bathroom with bathtub and second bedroom.

The apartment was renovated with great care and attention to detail in 1995; the floors are in Impruneta terracotta and the parquet in first choice Iroko.

The building in which it is located consists of only two apartments in total and there is no condominium.

This beautiful apartment is located in the historic center of the city of San Gimignano and within a short distance it is possible to reach the major attractions that this medieval town, a UNESCO heritage site, offers to its visitors and residents.

The price includes the kitchen

**SAN GIMIGNANO** San Gimignano is an ancient fortified medieval village whose walls date back to the year one thousand. It is famous for its historical and artistic heritage and its architecture, especially its towers. In 1990 it was declared a World Heritage Site by UNESCO. Its local products are also highly appreciated, including saffron and the white wine Vernaccia di San Gimignano.

**HOW TO MOVE** The medieval city is surrounded by walls. The village is accessed through various gates: Porta San Matteo, Porta San Giovanni, Porta Quercecchio, Porta San Jacopo and Porta delle Fonti. The center is pedestrianized and cars must be left just outside the walls. You can also reach the town by public transport.

**WHAT TO SEE** The historic center of San Gimignano, a world heritage site, offers medieval masterpieces including the famous towers that still stand out over its panorama and which have earned it the definition of "Manhattan of the Middle Ages". Of the 72 towers today 16 remain, the oldest is Torre Rognosa, 51 meters high, and the tallest is Torre del Podestà at 54 m. The heart of the town is Piazza del Duomo, full of buildings and palaces such as Palazzo Vecchio del Podestà and the Palazzo Comunale also called Palazzo Nuovo and the Palazzo della Propositura, home to the Archive of the Opera with important manuscripts from the 15th century. The Cathedral instead preserves valuable works by great Tuscan artists.

**SALE**  
**€ 315.000,00**

LISTING DATA		COMMERCIAL OFFER	
Published on	02-11-2024	Type of contract	Sale
Reference	353	Price	€ 315.000,00
Type	1. Apartment		
Property condition	1. Restored		

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### GEOGRAPHIC DATA

<b>Municipality</b>	San Gimignano
<b>Province</b>	Siena
<b>Region</b>	Toscana
<b>Country</b>	Italy
<b>Location</b>	Centre

### PROPERTY FEATURES

<b>Energy rating</b>	E, EP globale non rinnovabile 207,31 kWh/m <sup>2</sup> anno EP globale rinnovabile --- EP invernale del fabbricato Bassa EP estiva del fabbricato Bassa Edificio energia quasi zero No
<b>m<sup>2</sup></b>	87
<b>Rooms</b>	N. 4
<b>Bedrooms</b>	N. 2
<b>Bathrooms</b>	N. 2

### ACCESSORIES

<b>Heating</b>	Metano
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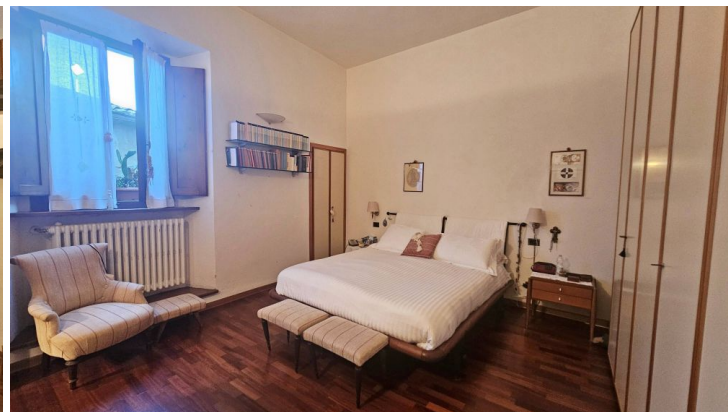


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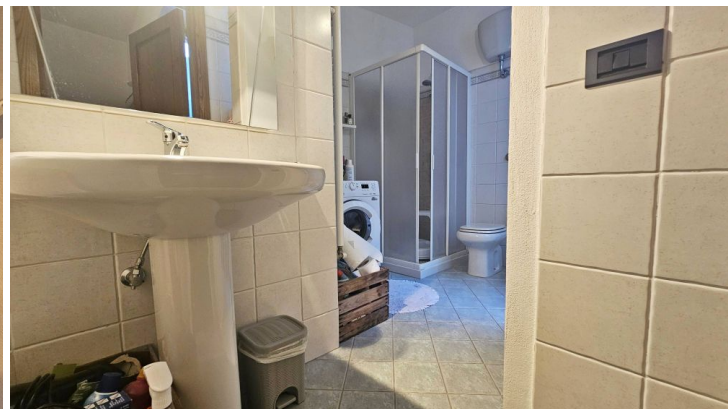
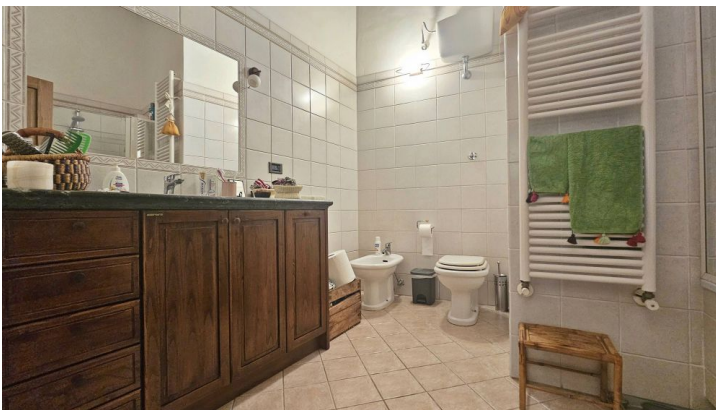


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