

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 beds single villa near san gimignano San Gimignano (Siena)

Detached villa for sale in the San Gimignano countryside with private garden, agricultural land and panoramic views.

Located in a beautiful valley about 8 kilometers from San Gimignano, of which approximately 3.5 km consists of a gravel road, we offer the sale of a charming villa free on 4 sides, renovated in the early 2000s and having a surface area of ??approximately 80 square meters.

The house, which is in excellent condition and ready to be inhabited immediately, is arranged entirely on one floor and is composed as follows:
ground floor - entrance, kitchen/living room/dining room with access to the back garden, bedroom with private bathroom, second bedroom, bathroom and hallway.

The location of the property is not too isolated, in fact, despite being in the countryside, it is located near a farmhouse inhabited permanently by 8 families.

The property includes a private garden of approximately 400 m2 and agricultural land of approximately 1600 m2, part of which is beyond the country road.

The property is suitable for multiple uses: both as a house to live in permanently, and as a second home to spend weekends and holidays, and as a property to make income on the short-term rental market.

Property amenities:
LPG heating
Water supply from private network
Window frames with mosquito nets and internal shutters.

Main Distances:
Provincial road, approximately 3.5 kilometers of gravel road
San Gimignano, about 8 kilometers
Poggibonsi, approximately 9.5 kilometres
Siena, about 35 kilometers
Florence, about 50 kilometers
Florence airport, approximately 60 kilometres
Pisa airport, approximately 80 kilometres
Sea, about 70 kilometers

The asking price includes home furnishings.

SALE
€ 320.000,00

LISTING DATA		COMMERCIAL OFFER	
Published on	06-12-2024	Type of contract	Sale
Reference	534	Price	€ 320.000,00
Type	2. Farmhouse - Villa - House		
Property condition	1. Restored		

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GEOGRAPHIC DATA		PROPERTY FEATURES	
Municipality	San Gimignano	Energy rating	F, EP globale non rinnovabile 106,67 kWh/m ² anno EP globale rinnovabile 0,62 kWh/m ² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Media Edificio energia quasi zero No
Province	Siena	m²	80
Region	Toscana	Rooms	N. 3
Country	Italy	Bedrooms	N. 2
Location	Countryside	Bathrooms	N. 2

FLOORS / ENTRANCE		CAR	
Nr. Floors	1	Parking place	
Entrance floor	ground floor		

ACCESSORIES		GARDENS AND GROUNDS	
Heating	propane gas	Gardens	m ² 400
Furniture	included	Adjoining land	m ² 1600
		Comments	about 2000 sqm garden plus land in total



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