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Detached house a San Gimignano | Country House For Sale

Price: €2,000,000
Bedrooms: 8
Bathrooms: 6
M2 Living: -
M2 Plot: -
M2 Terrace: -
Address: San Gimignano Toscana

San Gimignano (Siena) - Villa in San Gimignano
This beautiful old farmhouse, situated in the fascinating Tuscan landscape a few kilometers from the center of San Gimignano, is located in a dominant position and enjoys a wonderful view of the famous medieval towers.
Perfectly restored in the early 2000s by the current owners, the Villa is divided into 4 apartments, 2 of which are located on the ground floor and have independent entrances, the other 2 are based on the first floor which is accessed via a beautiful external staircase with loggia.
The total area is 390 sq.m The Villa is currently running holiday home for many years successfully but with a simple redefinition of the interior spaces, it could undoubtedly meet different housing needs.
This is infact ideally situated for resident families, second holiday home, agritourism, simple investment.
There is also a small outbuilding annex of 30 sq.m used as a deposit with an outside equipped area for cooking with its masonry oven.
Floorings are made of real handmade terracotta bricks inside and outside the Villa, the ceilings are with wooden beams and terracotta bricks in typical Tuscan style . Wodden windows with double glazing and mosquito nets.
All the rooms are very well kept, warm and welcoming and furnished according to the traditional style.
The beautiful garden , full of flowers and native plants , gives the property an atmosphere of relax and absolute privacy. In the garden there is a rainwater collection well and an irrigation system.
The property covers approximately 1.7 ha of fully fenced land with double pedestrian and driveway entrance with automated opening. Present the alarm system and the lighting system of the garden in addition to all utilities. The property includes a beautiful swimming pool (7x14mt.) surrounded by greenery overlooking the famous medieval towers of San Gimignano.
Energy Class F
Asking price : € 2.000.000,00

LOCATION

The property is located about 4 kilometres from the centre of San Gimignano, in a splendid panoramic position overlooking the skyline of the famous village and the surrounding vineyards. The position is dominant and convenient for getting around the area, being central to the main points of artistic and cultural interest in the region. The property is reached by a white road of about 700 meters, after leaving the asphalted road.Isolated
Main distances :
San Gimignano 4kms
Volterra 27kms.
Monteriggioni 28 kms.
Siena 35 kms.
Firenze 54 kms.
Motoraway junction to to Siena/Firenze- A1 15 kms.
Florence Airport 60 kms.
Pisa Airport 78 kms.
Golf Club Castelfalfi 29 kms
Golf Club La Bagnaia 53 kms.
Thyrrenian Sea coast 70 kms.

SERVICES

Shops, restaurants, post-office, banks, schools all services within 4kms.

Number of rooms:12
Number of bedrooms:8
Number of baths:6
Number of terraces:2
Elevator / Lift:No
Garden:Private
Swimming pool:Private
Heating:Autonomous
Air-conditioning:Absent
Year renovated:2002