volterracasa.it di creatini francesco
Via Guarnacci, 29 - 56048 Volterra
Phone number 058887915 Mobile 3421248043

for Sale to San Gimignano : Montagnana

64 square meters | : 1 | : 2 | : 3

San Gimignano...the skyline of the medieval towers, the gentle rolling hills lined with rows of vineyards that produce some of the most prestigious wines of **Tuscany,** a farmhouse renovated while preserving its Tuscan architectural features, and a stunning **swimming pool** from which to admire it all. Here, in Montagnana, just 5 minutes from the center of the historic centre, is set this delightful apartment we offer for sale. Unbeatable views, a convenient and strategic location, and a superb big pool are the features that will make you fall in love...

The apartment for sale is part of a farmhouse that has been completely restored and divided into seven units, plus a detached villa. These 8 units share well-organized common areas, including a fabulous **7x14 meters pool** surrounded by a large garden and offering priceless views of the hills and towers of San Gimignano, leaving us amazed at every turn.

The property measuring 64 square meters is located on the first floor of the farmhouse and comprises three rooms, boasting an ideal layout: a kitchen/living room, a bathroom, and two bedrooms, one of which has a sofa bed so that it can also be used as a living room featuring a fireplace. From the two bedrooms, San Gimignano appears like a masterpiece, from the kitchen you can admire the hills of Chianti in the background the windows in this building are quite large to ensure excellent natural light. An attic space above the apartment can be used for storage. The apartment is in perfect condition, renovated and with updated system including gas central heating.

To enjoy your moments of relaxation outdoors, in addition to the swimming pool, just steps from the entrance is the **private garden** of approximately 90 square meters with water point connected to the condominium well. The apartment has two private parking spaces in the estate with electric gate.

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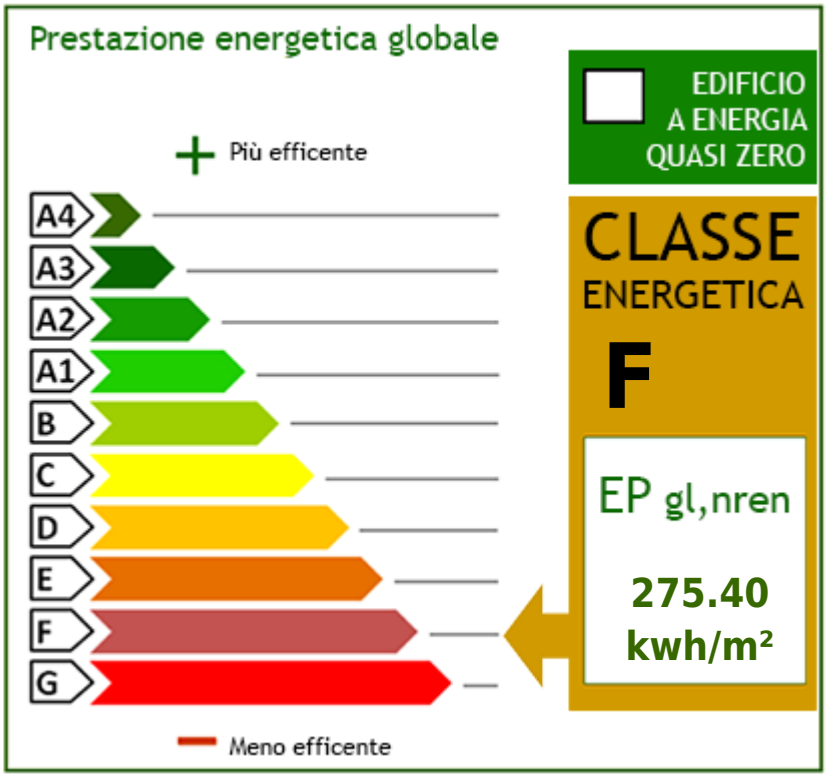
This property boasts the features that make it ideal for a variety of needs: as a second home, easy to lock & leave, for your escapes from the big city as an investment solution for the tourist rental market, as already effectively used by the current owner, and also as a primary residence, thanks to the proximity of services. In fact, just a 5-minute drive, or a reinvigorating half-hour walk with breathtaking views, takes you to the centre of San Gimignano, and in 15 minutes (9 km) you're in Poggibonsi and the entrance to the Siena-Florence highway.

And the apartment is sold fully furnished, so all you have to do is turn the key and start enjoying a new chapter of life!

Property details

---> Codice <---: 544	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Siena	**---> Comune <---**: San Gimignano
---> frazione <---: Montagnana	**---> Prezzo_Richiesto <---**: € 270.000
---> Totale_mq <---: 64 square meters	**---> camere <---**: 2
---> bagni <---: 1	**---> Locali <---**: 3
: 2007	: € 200
: Yes