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

for Sale to San Gimignano
: Campagna



90 square meters | : 1 | : 2 | : 3

Lovely apartment set in an ancient farmhouse renovated in 2004 with swimming pool in a breathtaking position overlooking a unique, incredibly beautiful landscape of the rolling hills adorned with vineyards a few kilometers from San Gimignano.

This is a timeless place where you can immerse yourself in the most absolute quiet and contemplate the glorious views it offers, with the unmistakable skyline of the medieval towers of the historic center of San Gimignano UNESCO heritage.

The apartment measures approx. 90 square meters, it has an independent entrance on the ground floor, via an internal staircase you reach the first floor where you access a reception room, then there is a double bedroom, a bathroom, a single bedroom or study, a living room with a country style kitchenette and overhanging open loft that offers an additional space as a relax area.
The living room is also characterized by two windows that seem to frame San Gimignano as if inside a painting and a fireplace to create the right atmosphere on winter evenings.

The finishes of the apartment respect the Tuscan style, with typical chestnut beamed ceilings and terracotta bricks, terracotta floors, solid wood doors and windows. The heating is central with gas.

The apartment has an exclusive 130 sqm garden located a few meters from the apartment and equipped with water and electricity, where you can enjoy moments of relaxation and barbecues with family and friends. In addition, two parking spaces are located within the complex accessible by an electric gate.

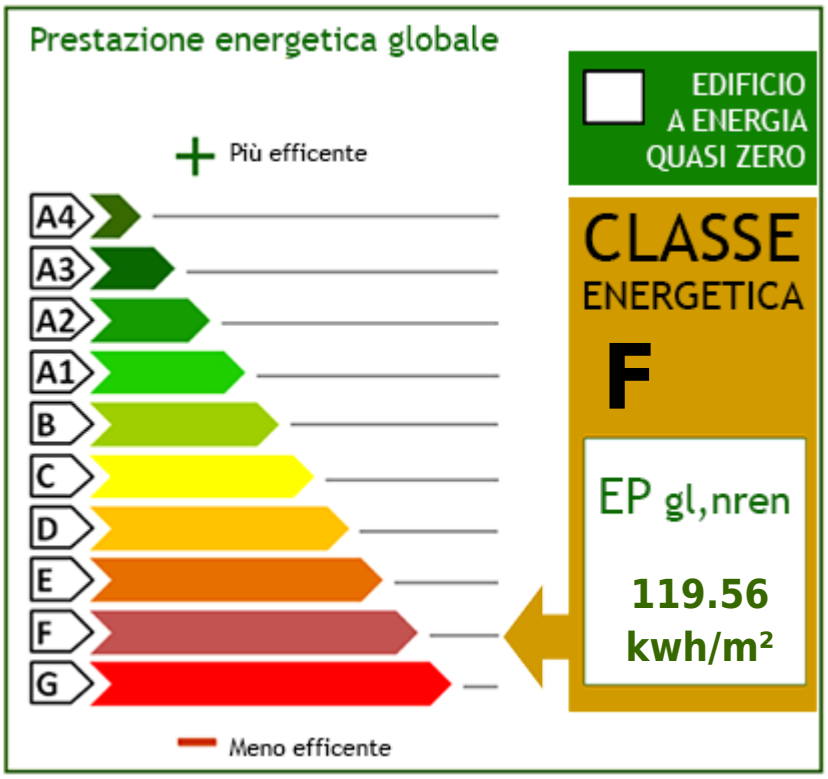
The charming farmhouse is divided into 7 apartments including the one for sale and they share a swimming pool that enjoys a view of

the hills and San Gimignano that is difficult to describe in words...

The tourist potential is excellent thanks to the beauty of the place, the typicality of the farmhouse, the presence of the swimming pool and the strategic position, 9 km from San Gimignano (of which 4 km on a panoramic and well-maintained municipal gravel road), 5 km from Poggibonsi (of which 1,5 km of gravel road), 35 km from Siena (30 minutes) and 45 km from Florence (40 minutes).

Property details

---> Codice <---: 464	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Siena	**---> Comune <---**: San Gimignano
---> frazione <---: Campagna	**---> Prezzo_Richiesto <---**: € 199.000
---> Totale_mq <---: 90 square meters	**---> camere <---**: 2
---> bagni <---: 1	**---> Locali <---**: 3
: 1	: Yes
: 2004	: € 200
: Yes	







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