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

for Sale to San Gimignano
: Campagna



141 square meters | : 2 | : 3 | : 4

Dedicated to fans of unique and rare objects, architectural jems in a location where the landscape is masterpiece to be admired, for sale semi-detached stone house which is part of a spectacular farmhouse complex located on top of a hill in an extremely dominant position with superlative 360° views in front of the medieval towers of San Gimignano. Just look around in every direction and you will be amazed by the astonishing beauty of the landscape.

The property that we offer you combines outstanding quality and style for a demanding clientele seeking for the best in terms of finishes and high-end equipment. The current owners have spared no expense in providing their home with everything that makes it so special.

We access the private garden, romantic and very well-kept boasting native plant species such as olive trees, roses planted in flowerbeds made with stone walls, Mediterranean scrub, all irrigated by a drip system.
In the most panoramic position of the garden, a large Jacuzzi with wooden deck has been installed. In a more intimate corner, we find a terrace paved in ancient stone with veranda and summer lounge. A staircase made of ancient stone steps leads to the shared swimming pool area.

The exposed stone building develops on the ground floor as well as a basement level amd measures 141 sqm. Come in, you will immediately breathe a unique atmosphere. We enter the large open-plan living room with large windows that offer natural light and wonderful views of the outside, a panorama that seems to enter the house ... The kitchen deserves a special mention, custom made and including premium elements such as the Carrara marble top, wall units with automatic opening and top-of-the-range appliances such as the Gaggenau oven. Above the kitchen is another work of art, an ancient "architrave". On the opposite side, the fireplace is also

embellished with the same marble as the kitchen to create the right atmosphere on winter days. The large arched French door, in antiqued iron, offers direct access to the area of the garden, ideal for dining on summer evenings.
The hallway leads to the two bedrooms, the main one with large windows, perfect to start the day with the view of the phenomenal panorama. The bathroom with shower also boasts high-end finishes.
The entrance area leads to a closet and, via an internal staircase,to the basement floor, where there is a guest bedroom with bathroom and the technical room with laundry corner equipped with washing machine and tumble drier.

The finishes and equipment are of a highest standard: handmade terracotta floors, restored ceilings with original materials such as wooden beams and terracotta bricks, central gas heating with design radiators, air conditioning, alarm system and wi-fi.
The price includes the kitchen, also all the other premium furniture can be purchased.

The farmhouse in which the property for sale is located is by far one of the most fascinating and best located in the Tuscan countryside near San Gimignano, a Unesco heritage site, only a few minutes drive away.
Restored by a well-known and talented architect, the farmhouse preserved all its authentic architectural charme and it is divided into a total of 13 units located in 3 buildings which share a large panoramic swimming pool, a parking area and a splendid fenced park full of native and mature vegetation, including numerous olive trees and secular cypresses.

Compared to the rest of the complex, this house enjoys a particular independence and privacy. A perfect solution for those who love to enjoy peace but don't want to feel isolated or deal with a too demanding property. In fact, the maintenance of the common parts of the complex is managed by the condominium administration.

As you can imagine, this house also offers high touristic potential.

Main distances: San Gimignano 2.5 km, Siena 35 km, Florence 40 km, Pisa and Florence airports both within an hour's drive.

Property details

---> Codice <---: 478	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Siena	**---> Comune <---**: San Gimignano
---> frazione <---: Campagna	**---> Prezzo_Richiesto <---**: € 650.000
---> Totale_mq <---: 141 square meters	**---> camere <---**: 3
---> bagni <---: 2	**---> Locali <---**: 4
: 2000	: € 170
: Yes	





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