

for Sale to San Gimignano : Campagna



94 square meters | : 1 | : 2 | : 4

Are you dreaming of a **house with a garden** in the countryside? A few km from **San Gimignano**, in the quiet of a green valley is the house with garden you were looking for!

A gravel road of 800 meters through the woods takes you to the peaceful location where the house is located, a timeless space, among centuries-old oak forests and vineyards, far from noise and pollution, only lulled by the rhythms, colors, scents and sounds of Nature. Not only a house but a lifestyle choice for you and your family.

The **apartment for sale** is part of a farmhouse completely rebuilt in 2006 and divided into 6 apartments in total.

The house for sale is set on the ground floor, free on three sides and surrounded by a private garden, perfectly arranged to enjoy many beautiful moments in freedom: a BBQ and a wood fire oven for your bread and pizza made of ancient stones and bricks, a gazebo with table and benches to enjoy good food, good wine and good company and a veranda where to chill out. A wooden shed is useful to store all the gardening tools.

This property boasts ideal continuity between internal and external spaces exterior, such as a spacious and bright living room with fireplace, a brick arch separates the kitchen capable of hosting the whole family for a meal, then there are two bedrooms, one with a French window opening onto the garden, and a bathroom.

The finishes are made in Tuscan style with wooden beamed and terracotta ceilings.

The apartment has undergone energy improvement interventions with the installation of photovoltaic panels producing 6 KW, storage

batteries, heat pump providing heating in combination with a new condensing gas boiler, all for the benefit of comfort and the family budget! (we will soon publish the new energy class).

In front front of the farmhouse there is a parking area with two parking spaces reserved to the house for sale.

The general conditions are excellent, immediately habitable without the need for work.

It is located 8 km from the center of San Gimignano and just 4 km from Certaldo train station, Siena and Florence can both be reached in 40 minutes by car.

Property details

---> **Codice** <---: 508

---> **Motivazione** <---: Sale

---> **Tipologia** <---:

Region: Toscana

---> **Provincia** <---: Siena

---> **Comune** <---: San Gimignano

---> **frazione** <---: Campagna

---> **Prezzo_Richiesto** <---: € 235.000

---> **Totale_mq** <---: 94 square meters

---> **camere** <---: 2

---> **bagni** <---: 1

---> **Locali** <---: 4

: 2006

: € 50

: Yes









































