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

# 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 enterior, 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).

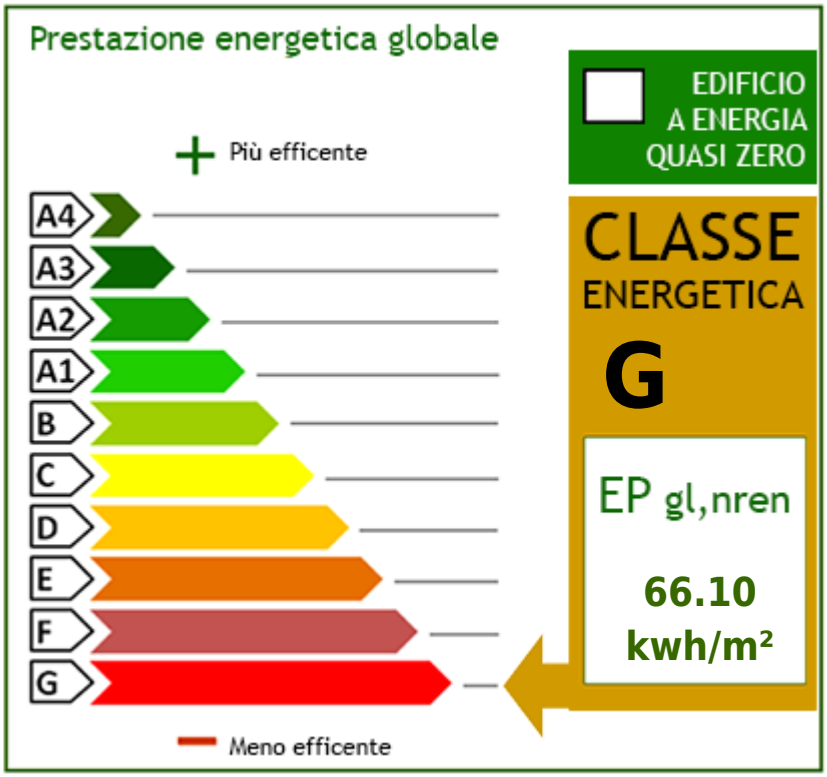
In front front of the farmhouse there is a parking area with two parking spaces reserved to the house for sale.

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 | |







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info@volterracasa.it - https://volterracasa.it
V.A.T. 01997990500





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