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

for Sale to San Gimignano



239 square meters | : 3 | : 3 | : 6

What we present to you today is more than a property; it's a page of history. In the heart of **San Gimignano**, inside **Palazzo Pratellesi**, a prestigious noble palace dating back to the mid-14th century, we offer a 239 sqm **apartment** in good condition.

The **Palazzo** has recently undergone a renovation of roof and façade; the interior is just waiting to be enhanced and customized to your needs.

From the main street of **San Gimignano**, we stop for a moment to admire the Palazzo's main façade, which boasts exquisite architectural details... crossing the threshold, we find ourselves in the prestigious entrance hall and ascending the wide staircase where the journey through time continues...

The apartment is located on the third and top floor of the Palazzo and consists of six rooms, an eat-in kitchen, and three bathrooms. The most striking space in this property is a beautiful living room with beamed ceilings and large west-facing windows that provide abundant natural light and a delightful view. Then there's a little gem... a small pocket **terrace** that soars above the rooftops of San Gimignano, all the way to the magnificent profile of the surrounding rolling hills. Here, you can already imagine a candlelit dinner or sipping your first morning coffee in the sunshine... and another small outdoor space perfect for placing some beautiful ornamental plants. The bedroom which has the terrace also has walk-in closet and air conditioning. A cellar on the ground floor completes the property.

This property is ideal for those who appreciate the historical and architectural values of San Gimignano, a unique place and a **UNESCO World Heritage Site**, and is also suitable for tourism as a charming historic residence.

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Property details

---> Codice <---: 535	**---> Motivazione <---**: Sale
---> Tipologia <---:	**Region**: Toscana
---> Provincia <---: Siena	**---> Comune <---**: San Gimignano
---> Prezzo_Richiesto <---: € 390.000	**---> Totale_mq <---**: 239 square meters
---> camere <---: 3	**---> bagni <---**: 3
---> Locali <---: 6	: 1300
: Yes	





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