

for Sale to San Gimignano : Campagna



57 square meters | : 1 | : 1 | : 3

San Gimignano—when we mention this unique medieval gem, a UNESCO World Heritage Site, we can't help but think of its extraordinary landscape, where rows of Vernaccia and Chianti vines wind their way across the rolling hills, shaping their soft contours and reflecting the seasons with their colors—the delightful **apartment with garden** I'm presenting to you is set in this harmonious and bucolic environment.

Whether you're looking for an investment opportunity, a second home where you can slow down and unwind—or even a primary residence for a single or a couple, this property is worth a few minutes of your time.

The 57 square meters apartment was completely renovated in the early 2000s and is located in an old stone farmhouse, in a panoramic position surrounded by hills adorned with vineyards, where peace and quiet reign supreme, yet not isolated. It's just a few kilometers from the historic center of San Gimignano, but also just 45 minutes from Florence and half an hour from Siena.

Access is via a paved road, and upon arrival, you have access to two private parking spaces. At the foot of the private access staircase is a patio where you can sip your morning coffee overlooking the vineyards. The apartment is set on the first floor and welcomes you into a spacious living room with kitchenette. A brick arch and chestnut beamed ceilings with terracotta bricks reflect traditional Tuscan architecture and lend a characteristic and welcoming feel. An open staircase leads to the mezzanine, which, despite its limited height, comfortably accommodates a bed but can also be used as an office.

The living room enjoys double exposure, ensuring natural light and ventilation. From here, we also access the recently renovated bathroom with a large shower.

From the living room, we access the master bedroom, which features a spacious and comfortable walk-in closet. The space has been

designed perfectly!
The heating is central with gas.

A few steps from the house, there's a private garden with terraces planted with olive trees, aromatic plants, and a beautiful giant agave. It's also the perfect space for dinners and relaxing moments, complete with a pergola, barbecue, and the view you've always dreamed of. The outdoor space, including garden and parking spaces, extends over approximately 300 square meters.

Contact us for more information! + 39 3351676914

Property details

---> **Codice** <---: 543

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

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

Region: Toscana

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

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

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

---> **Prezzo_Richiesto** <---: € 195.000

---> **Totale_mq** <---: 57 square meters

---> **camere** <---: 1

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

---> **Locali** <---: 3

: 1

: 2001

: Yes







































