



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Detached villa with pool in the hills of Siena | Real estate Tuscany



IT-C508-KA

53037 San Gimignano
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	53037
Country	Italy
City	San Gimignano
Additional geographical information	Siena
Living space	approx. 205 m ²
Number of rooms	6
Plot size	approx. 5.000 m ²
Number of bedrooms	3
Number of bathrooms	2
Asking price	860.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Villa with Private Pool between Colle di Val d'Elsa and San Gimignano.

In the heart of the Tuscan countryside, in a strategic location between Colle di Val d'Elsa and San Gimignano, for sale this exclusive property, fully immersed in the peace and nature.

The property is located just 400 metres from the first picturesque village, a perfect combination between rural setting and closeness to amenities.

The villa is surrounded by a wonderful private 5,000 sqm park, completely fenced and featuring typical Mediterranean vegetation, including magnificent holm oaks and bay trees.

Within the garden there is a beautiful rectangular private 11 x 5.50 metres pool, with a constant depth of 1.50 metres. Perfectly integrated into the natural surroundings, the pool is supplied with two wooden gazebos, ideal to relax.

The property also includes a charming small outbuilding, currently used as a storage room. Adjacent to it is an original well. Access to the property is through a large electric gate, as well as a separate pedestrian entrance. The villa can be easily accessible through a paved road, which ends directly in front of the property's entrance gate.

The property reflects the most authentic and distinctive features of traditional Tuscan architecture. It was renovated in the 1990s and has subsequently undergone further improvement works over the years, including:

- new flooring on the ground floor;
- installation of the kitchen countertop;
- new resin flooring on the first floor;
- complete renovation of the first-floor bathroom.

The property is connected to the public water supply. The heating system is currently powered by LPG; however, there is the possibility to connect the property to the natural gas network, which is already available at the boundary of the property. The boiler was replaced approximately five years ago and it is already equipped to operate using either LPG or natural gas.

The main residence has a commercial floor area of approximately 205 sqm with the



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possibility to build up a 25 sqm extension, as well as a garage of approximately 35 sqm. The sale includes 5000 sqm of garden.

There is also the possibility of purchasing separately an additional 19,000 sqm of land, subject to separate negotiation.

For more offers please consult our web site www.real-estate-italy.com.

Location

The location offers endless opportunities for nature and outdoor enthusiasts, thanks to the numerous trails suitable for pleasant walks, hiking excursions and cycling routes.

Strategic Location in the Heart of Tuscany Thanks to its exceptional location, this property is particularly attractive to buyers looking to invest in the holiday rental market. It is situated in one of the most popular areas of Tuscany, a short distance from San Gimignano, Colle di Val d'Elsa, Volterra, Siena and Casole d'Elsa. Florence can be reached in approximately 45 minutes, while the coast is just over an hour and half away.



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Your contact person

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