Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Splendid farmhouse for sale in San Gimignano I Real estate Tuscany



IT-TCR468-KA

Panoramic view
53037 San Gimignano
Italy

Data overview

Type of property	House
Kind of property	Country-/Farmhouse
Postcode	53037
Country	Italy
City	San Gimignano
Additional geographical information	Siena
Living space	approx. 205 m^2
Number of rooms	4
Plot size	approx. 1.000 m^2
Number of bedrooms	2
Number of bathrooms	3
Asking price	895.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained

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Description

We offer for sale a fantastic 205 sqm farmhouse on two levels in energy class A4, with a total of 2 bedrooms and 3 bathrooms, completely renovated in 2021.

Situated in a splendid panoramic position overlooking the countryside of San Gimignano, this charming farmhouse offers the perfect balance between privacy and convenience, being accessible via a short 100-meter dirt road and close to all services.

The residence is spread over two levels and offers airy and harmonious spaces.

The ground floor houses a bright and large living area, completed by a bathroom with a shower, a practical laundry room, and a storage room. A few steps lead to the spacious kitchen with a dining room, ideal for moments of conviviality.
The sleeping area, on the upper floor, hosts two bedrooms with private bathrooms, one with a bathtub and the other with a shower.
One of the bedrooms also boasts access to a mezzanine, a versatile space perfect as a hobby area or guest area.
Outside, the property has approximately 1,000 sqm of fully fenced garden, enriched by a tool shed and a tiled area equipped for barbecues and outdoor dining, where you can fully enjoy the beauty of the Tuscan landscape.

This splendid 1950s barn is in impeccable condition, the result of a skillful renovation completed in 2021 that has managed to preserve the authentic charm of the Tuscan farmhouse. The facades display splendid stone masonry with the typical terracotta gelosie (latticework), while integrating modern solutions for maximum comfort.
The structure is highly efficient thanks to an insulated roof with a lifeline and 8 cm of internal insulation, completed by high-quality double-glazed windows.

The property boasts cutting-edge technical equipment that ensures comfort and energy efficiency (Energy Class A4).
Water supply is guaranteed by the municipal aqueduct, while heating is provided by a modern electric underfloor system, aided by air conditioners for cooling.
There are solar panels for hot water production, and the carport roof houses a 6-kW photovoltaic system, with pre-installation for a storage system.
The profile is completed by an electric gate, an active internet connection, and an alarm system with video surveillance.

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

Location

The Fienile Green is located 10 minutes from the towns of San Gimignano and Poggibonsi with all services. Colle Val D'Elsa is also a short distance away.
The nearest airports are Florence, about 1 hour away by car, and Pisa, 1 hour and 20 minutes away.

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Your contact person

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