

Ref. 1943 – **VILLA GELSOMINO**

€ 1.650.000

TUSCAN PROPERTY WITH 9 BEDROOMS FOR SALE IN SAN GIMIGNANO, TUSCANY

San Gimignano – Siena – Tuscany
www.romolini.co.uk/en/1943



Interiors
610 sqm

Bedrooms
9

Bathrooms
9

Garden
6,200 sqm

Swimming pool
12 x 7 m

Olive grove
50 trees

Not far from the beautiful San Gimignano, in the heart of Tuscany, this countryside villa with guesthouse offers a total of 9 bedrooms and 9 bathrooms and is currently run as a B&B. The park (6,200 sqm), dotted by olive trees, accommodates a beautiful pool and is ideal for outdoor events.

SUMMARY OF THE PROPERTY

REFERENCE #: 1943 – VILLA GELSOMINO

TYPE: historic villa, currently run as a B&B

CONDITIONS: restored

LOCATION: hilly

MUNICIPALITY: San Gimignano

PROVINCE: Siena

REGION: Tuscany

INTERIORS: 610 square meters (6,564 square feet)

TOTAL ROOMS: 18

BEDROOMS: 9

BATHROOMS: 9

MAIN FEATURES: stone walls, wooden beams, terracotta floors, vaulted ceilings, arches, swimming pool with solarium, garden, parking lot

LAND: 6,200 square meters (1.5 acres)

GARDEN: yes, well-maintained

ANNEXES: guesthouse

ACCESS: paved road

SWIMMING POOL: 12 x 7 m

ELECTRICITY: already connected (energy class G)

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), San Gimignano (9km; 15'), Colle di Val d'Elsa (25km; 25'), Montepulciano (32km; 30'), Volterra (33km; 40'), Siena (48km; 45'), Firenze (56km; 1h), Pisa (77km; 1h 10'), Lucca (79km; 1h 25'), Montalcino (86km; 1h 20'), Montepulciano (108km; 1h 25')

CLOSEST AIRPORTS

Firenze Vespucci (69km; 55'), Pisa Galilei (74km; 1h 5'), Bologna Marconi (151km; 1h 45'), Roma Ciampino (290km; 2h 55'), Roma Fiumicino (305km; 3h)



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VILLA GELSOMINO

Not far from the beautiful **San Gimignano**, in the heart of Tuscany, this **countryside villa** with guesthouse offers a total of 9 bedrooms and 9 bathrooms and is currently run as a **B&B**. The park (6,200 sqm), dotted by olive trees, accommodates a beautiful pool and is ideal for outdoor events. Services (bar, restaurants, banks, post offices) are all available in the nearby town (5km; 10') and the most beautiful art cities of **Tuscany** can be reached in less than an hour and a half: San Gimignano, Monteriggioni, Volterra, Siena and Florence are just a few of them. The most convenient airports are Florence (69km; 55') and Pisa (74km; 1h 5').

DESCRIPTION OF THE BUILDINGS

The **villa** (410 sqm – 4,412, 7 bedrooms and 7 bathrooms) is split into four independent apartments, all served by a shared entrance hall:

- **Apartment N°1**: living room with fireplace, ample kitchen with dining area and two double bedrooms with en-suite bathroom;
- **Apartment N°2**: living area with sitting room, cooking corner and dining area, two double bedrooms with en-suite bathroom;
- **Apartment N°3**: living room with dining area, kitchenette, two double bedrooms with en-suite bathroom;
- **Apartment N°4**: living room with dining area and cooking corner, double bedroom with en-suite bathroom.

The **guesthouse** (200 sqm – 2,152 sqft, 2 bedrooms and 2 bathrooms) was created by restoring the old barn and is nowadays a cozy house on two floors made up of living room, kitchen, two bedrooms and two bathrooms.

STATE AND FINISHES

The property was recently restored, modernizing its systems but preserving unaltered its countryside features among which wooden beams, vaulted ceilings, arches, terracotta floors, stone walls and ample masonry fireplaces.

EXTERIORS

The garden surrounding the property, roughly 6,200 sqm, is dotted by olive trees (roughly 50) and houses a 12 x 7 m with paved solarium. The ample open spaces could be equipped with gazebos, tables and chairs, offering a beautiful background for *al fresco* dinners. An ample parking lot allows the guests to leave their car right next to the property.

USE AND POTENTIAL USES

The property is currently working as a B&B with excellent results, thanks also to its proximity to some of the most beautiful historic cities of Tuscany. The guesthouse could be used as a private residence by the owners or left free for further guests so to increase the number of bedrooms available.

Finally, there is nothing preventing the interruption of the accommodation business and the conversion of the whole property into a fine private dwelling, with the guesthouse available for potential guests.

EXTERIORS PHOTOS





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