

RUSTIC COUNTRY HOUSE FOR SALE JUST OUTSIDE THE HISTORICAL CENTER OF SAN GIMIGNANO

San Gimignano – Siena – Tuscany

VIEW ON OUR WEBSITE



Interiors
359 sqm

Bedrooms
4 (up to 6)

Bathrooms
2 (up to 4)

Total land
3.4 ha

Olive grove
190 trees

Just outside San Gimignano, in an extremely panoramic position overlooking the historic center of the town, farmhouse with land for sale. The property (347 sqm) is in excellent structural condition and already habitable (204 sqm): however, there is a renovation project to convert the old cellars into a nice independent apartment (143 sqm), bringing the total number of rooms to 6. Around the farmhouse then lies 3.4 ha of land that includes a garden and 190 olive trees.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2426 – CASALE SAN GIMIGNANO

TYPE: country house

CONDITIONS: habitable

LOCATION: hilly, panoramic, 500 m from the historical center

ACCESS: excellent, paved road

INTERIORS: 359 square meters (3,863 square feet)

TOTAL ROOMS: 14

BEDROOMS: 4 (up to 6)

BATHROOMS: 2 (up to 4)

ANNEXES: storage

MAIN FEATURES: stone walls, wooden beams, terracotta floors, original fireplaces, garden, cellar convertible into an apartment, olive trees

TOTAL LAND: 3.4 hectares (8.4 acres)

GARDEN: yes, around the country house

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well (2)

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

San Gimignano (1km; 5'), Casole d'Elsa (23km; 30'), Monteriggioni (26km; 35'), Volterra (30km; 35'), San Casciano in Val di Pesa (36km; 35'), Siena (42km; 45'), Gaiole in Chianti (49km; 1h 10'), Florence (60km; 1h), Montalcino (80km; 1h 25'), Lucca (88km; 1h 30'), Pienza (93km; 1h 40'), Follonica (96km; 1h 45'), Montepulciano (102km; 1h 30'), Cortona (112km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (68km; 55'), Pisa G. Galilei (73km; 1h 10'), Grosseto C. Baccarini (111km; 1h 30'), Bologna G. Marconi (150km; 1h 45'), Perugia San Francesco (156km; 2h), Roma Ciampino (284km; 3h 5'), Roma Fiumicino (298km; 3h 10')

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CASALE SAN GIMIGNANO

Just outside **San Gimignano**, in an **extremely panoramic position** overlooking the historic center of the town, **farmhouse** with land for sale. The property (347 sqm) is in excellent structural condition and already habitable (204 sqm): however, there is a renovation project to convert the old cellars into a nice independent apartment (143 sqm), bringing the total number of bedrooms to 6. Around the farmhouse then lies **3.4 ha of land** that includes a garden and **190 olive trees**.

The property is less than a kilometer from the historic center of San Gimignano with its imposing towers and alleys still intact in their original layout. The location of the house is very convenient for getting around all of **Tuscany**, and both Florence and Siena are less than an hour's drive away.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (347 sqm – 3,734 sqft, up to 6 bedrooms and 4 bathrooms) consists of two distinct areas. On the ground floor is the dwelling, in good condition and perfectly habitable. On the basement floor, on the other hand, are the old stables, in need of renovation and partially underground.

The dwelling consists of a spacious dining room with open kitchen, living room, master bedroom with private bathroom, three double bedrooms and a service bathroom.

The cellars, on the other hand, consist of four storerooms with entrances from the outside and two large underground rooms that were once used as cellars. There is a renovation project to convert the warehouse into a small independent dwelling that would consist of a living room, dining room with open kitchen, two bedrooms and two bathrooms.

Next to the farmhouse is a small **storage** (12 sqm – 129 sqft) where tools for the maintenance of the garden and olive trees can be sheltered.

EXTERIORS

The farmhouse is completed by **3.4 hectares (8.4 acres) of land**, arranged on the slope that descends north from the building. A large **wooded garden** (2,800 sqm) with a panoramic terrace overlooking the Tuscan countryside has been created around the building.

The agricultural land, on the other hand, includes an **olive grove** (about 1.0 ha with 190 trees), **arable land** (1.5 ha) and small wooded areas (0.5 ha) on the property boundaries. The arable land could easily be used to plant new olive trees or even vines, given the wine vocation of the area.



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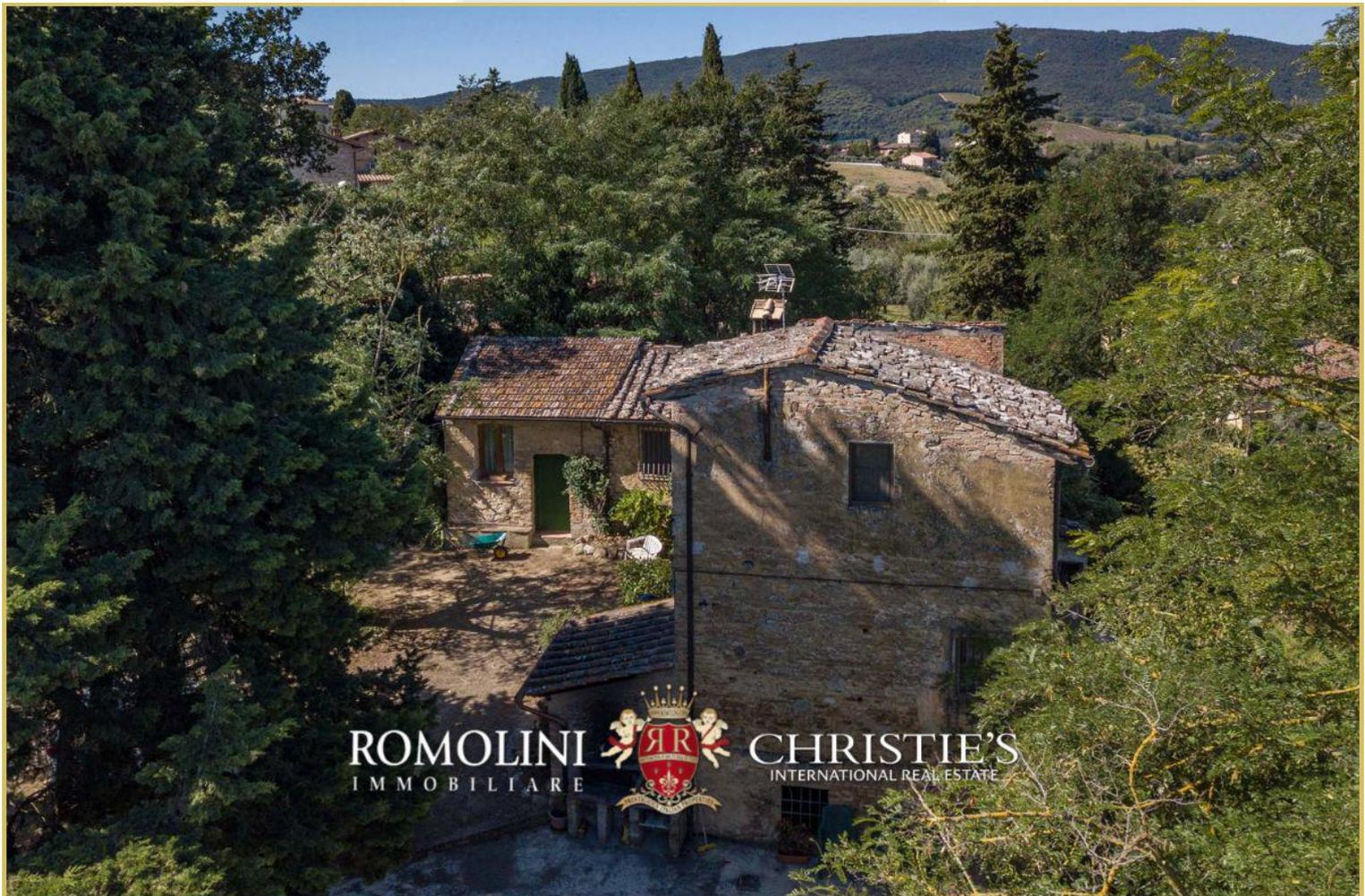
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