

SANTANDREA  
luxury houses

Price: €1,200,000

Bedrooms: 4

Bathrooms: 2

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: San Gimignano Toscana

San Gimignano (Siena) - 18th Century farmhouse set in glorious countryside near San Gimignano. Beautiful Tuscan stone and brick farmhouse located in the countryside, in a hilly position with open views of vineyards and olive groves not far from the center of San Gimignano. The building, completely renovated in 2003 in a conservative manner by the current owners, dates back to the early 1800s and has a pleasantly moved architectural form that follows the course of the land.

The living area for a total of 326 square meters is spread over two floors and it's surrounded by a big garden of 5,400 square meters. with wonderful native plants and a rectangular shaped swimming pool of 6x12 mt. On the ground floor, where we enter trough a spacious courtyard paved in terracotta stones, we find an entrance hall that leads to the large living room and the dining room. There are also a bedroom and a bathroom with shower. Going down few steps, we enter the kitchen and from there directly onto the large windows Veranda where enjoy the beautiful view even in winter time.

At the same level, ground floor, there is a laundry room, a shed for garden tools and a technical space for the pellet boiler, softener and water storage.

Arriving the first floor via a beautiful stone staircase, we find a large living room with fireplace, two double bedrooms both with wardrobe, a small bedroom and a spacious bathroom with tub and shower.

Terracotta floors and traditional wooden beams , iron and wood framed windows with double glazing.

Next to the main entrance there is an ancient fully functional oven under the Arcade , ideally situated for outdoor lunches.

The water supply is guaranteed by the municipal aqueduct.

The farmhouse is equipped with an alarm system, ADSL line and satellite TV.

The property is totally fenced and inserted in a context of absolute privacy while not being totally isolated.

Easily divisible into two separate units.

The beautiful landscape and the proximity to all services and main communication routes make this wonderful house the ideal place where live permanently or use it for touristic purposes.

From this nice location, in fact, you can easily reach the most important tourist destinations in the area as

well as the cities of Siena and Florence in a very short time.

## LOCATION

San Gimignano (SI) countryside in a hilly position with breathtaking views of the Chianti hills. It can be reached along 1 km of wild road after leaving the asphalted provincial road.

Distances :

San Gimignano 4km.

Volterra km. 31

Monteriggioni 27 km.

Siena 35 km.

Motorway junction to Siena/Firenze 12 km.

Airport Firenze 57 km.

Airport Pisa 78 km.

Golf Club Castelfalfi 22 km.

Seaside 75 km.

## SERVICES

Restaurants, bars, shops, banks, post office, schools within 4 km.

Number of rooms:12

Number of bedrooms:4

Number of baths:2

Concierge:No

Elevator / Lift:No

Garden:Private

Swimming pool:Private

Heating:Autonomous

Air-conditioning:Provision

Year renovated:2003

