



**HISTORIC VILLA (BOUTIQUE HOTEL)
 WITH TOWER IN SAN GIMINANO -
 TUSCANY**

Italy, Toscana

Price:	€ 10 000 000
Object type	Mansion, castle, estate, House, Chalet, Golf real estate
House type	Detached house
Market	Resale
Bedrooms	20
Number of rooms	35
Land area	20000 m2
Area	2200 m2
Category	For sale



SAN GIMINANO // 2200 SQ.M. // 20 BEDROOMS // 20 BATHROOMS // 2 HECTARES OF LAND // POOL // INDOOR AND OUTDOOR PARKING // FITNESS ZONE // ITALIAN GARDEN // RESTAURANT AND MEETING ROOM

The prestigious mansion, with a total internal area of 2200 square meters, is an ancient country residence, now used as a luxury hotel.

The estate consists of a main villa with an ancient medieval tower, a separate annexe, a wine cellar, a garage, a tool shed and numerous ancillary rooms on the ground floors.

The hotel has a delightful internal cloister, bar, restaurant and breakfast rooms on the ground floor, as well as spacious and elegant lounges with fireplaces, plus two additional rooms.

An impressive internal staircase or elevator leads to the second floor, where there is a terrace overlooking the monastery and a long corridor containing 20 rooms, each with a private bathroom and dressing room.

A separate annex connected to the main villa accommodates 4 rooms, including 2 on the ground floor and 2 on the second floor, as well as 2 bathrooms, a living room and a kitchen.

The villa is located in its own private park of about 2 hectares, completely enclosed by an ancient wall. Inside



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the park there is a charming Italian garden with a rose garden, a large swimming pool with surrounding lawns, a forest with tall Tuscan cypress trees, ancient oaks and a tabernacle.

Spacious and convenient parking is provided for guests.

The property has significant value and is in excellent condition. During the renovation, valuable architectural elements were preserved: cornices, jambs, columns and cornices. Unique features include stone and original floors, coffered ceilings and numerous frescoes. The bathrooms have a more modern design, with resin floors and glass showers with travertine walls.

The former chapel and sacristy have been converted into dining rooms, while retaining all of its original characteristics. Of particular importance is the tower, currently used as a suite, consisting of a bedroom, bathroom and lounge with a small swimming pool with hot tub, offering a unique view of the towers of San Gimignano.

San Gimignano is a picturesque medieval town located in the Tuscany region of Italy. Known as the "City of Graceful Towers", San Gimignano is famous for its fourteen medieval towers that rise majestically above the skyline. This charming city is an important tourist destination with a rich historical and cultural heritage. The narrow cobbled streets of San Gimignano invite you to explore its well-preserved historic centre, a fascinating labyrinth of alleys, squares and churches. The city has been declared a UNESCO World Heritage Site and is recognized as an outstanding example of a medieval settlement. San Gimignano is known for its fine wines, in particular Vernaccia di San Gimignano, a dry white wine designated Denominazione di Origine Controllata e Garantita (DOCG).

DISTANCES

Real estate → San Gimignano: 2 km

San Gimignano → Florence: 49.8 km

San Gimignano → Siena: 36.4 km

San Gimignano → Pisa Airport: 84.2 km

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