



PROPERTY FOR SALE WITH A VIEW OF SAN GIMIGNANO

Italy, Toscana

Price:	€ 2 000 000
Object type	House, Mansion, castle, estate, Winery, Hotel Apartment
Market	Resale
Bedrooms	9
Number of rooms	12
Land area	90000 m2
Area	1300 m2
Category	For sale



Rare opportunity for those who want to immerse themselves in the beauty of the Tuscan countryside. This exclusive property extends over a vast plot of 9 hectares, nestled among gentle hills and overlooking picturesque landscapes.

The main house spans an area of 1,000 square meters and offers a range of features that make it truly unique. Upon entering, you will be greeted by a spacious living room, perfect for welcoming family and friends in a convivial atmosphere.

A large and fully equipped kitchen invites you to experience Italian cuisine and create culinary delights. The villa is composed of two separate apartments, one of which is very large and luxurious, with a spacious living room and kitchen on the ground floor, and six bedrooms on the first floor, each with its own distinctive character and charm, along with three bathrooms.

Whether you have a large family or wish to accommodate guests, you will have ample space to comfortably accommodate everyone.

With access from both the living room and a separate entrance at the back, the second apartment features a small kitchen and three bedrooms, ideal for hosting guests or using it as a creative space or private office. The spacious and bright attic offers great opportunities for expansion and customization. You can transform it into an additional entertainment space, a game room, or a professional studio.

Completing the picture of this dream residence, you will find a generously sized pool measuring 5x10 meters, where you can relax on comfortable loungers, soak up the sun, or host unforgettable poolside parties. The pool is perfect for cooling off during hot summer days.

Additionally, there are two large cellars, one of which is dedicated to wine production.



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But this property is not just a luxury residence. It also benefits from 9 hectares of land, including 3.50 hectares of lush olive groves with approximately 1,700 olive trees for the production of extra virgin olive oil. You can savor the authenticity of Tuscan cuisine with high-quality olive oil produced directly on your own land. The remaining land consists of a picturesque wooded area, offering further opportunities to explore nature and enjoy peaceful rejuvenating walks.

Furthermore, a 210 square meter shed is available for storage, perfect for keeping garden tools, bicycles, or any other items you desire.

Finally, if you are interested in agriculture and wine, we inform you that a portion of the vineyard has been sold, but you have the possibility to repurchase it from the new owner at a starting price of €500,000 (subject to conditions to be specified).

Property → Barberino Val D'Elsa: 8 km

Property → San Gimignano: 13.5 km

Property → Florence: 49.8 km

Property → Siena: 36.4 km

Property → Pisa Airport: 84.2 km

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