



# San Gimignano

SI - Toscana

€995.000

**Stunning restoration project in unique location with panoramic view of San Gimignano**

"One of a kind" property set in idyllic position among rolling hills, olive trees and wine fields, with an absolutely breathtaking view of San Gimignano. The main building is a typical Tuscan farmhouse in stone, measuring approximately 400 sqm - of which a large part is already registered for residential purposes. The building boasts high ceilings, spacious rooms and a wonderful terrace, from which San Gimignano's characteristic skyline can be enjoyed. Located just behind the main house, in a beautiful and panoramic position we find the large barn, which can ideally be converted into a guest house or used for tourism rental purposes, as the layout of the property, makes it possible to create a separate, private garden around it. The barn as well as the farmhouse, are in need of a complete renovation, but the overall state of the place is in such good condition, that many materials can be re-cycled, in order to respect the original architectural style. A large garden surrounds the house and barn.

1600	2	2	5	10	80000 M <sup>2</sup>	500 M <sup>2</sup>	

Via Giovanni XXIII, 18  
50059 Vinci (FI)

Tel. +39 0571 56253

[www.ChangeHome.com](http://www.ChangeHome.com)  
[RealEstate@ChangeHome.com](mailto:RealEstate@ChangeHome.com)

P.IVA & C.F.: 07041950481

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REF. NO.  
**CH 255**

PROPERTY TYPE  
**Restoration project**



### GENERAL INFORMATION AND ADDITIONAL BENEFITS

Eight hectares of land count two olive groves with a total of 400 well maintained olive plants, as well as 1/2 hectare of wine field, located adjacent to the house.

Great investment opportunity, due to its location in one of Tuscany's most sought after areas for tourism, and the increasing demand for renting unique luxury villas. Alternatively, the large barn building can be converted into a separate living unit with private garden, also suited for investment purposes.

The barn and main building measure a total of approximately 500 square meters, of which around 250 are already already registered for residential purposes.

### SURROUNDING AREA

The property is easily reached via a short gravel road, and is located only 1,5 km from the historic center of San Gimignano - declared a UNESCO World Heritage site in 1990, and also known as The Manhattan of the Middle Ages due to it's characteristic skyline of high towers, to which there is a unique view from the property.

Located right between Florence and Siena, San Gimignano is the perfect starting point for exploring Tuscany's many attractions and sights. Charming Tuscan towns such as Certaldo, Volterra, Gambassi Terme, Monteriggioni, Greve in Chianti and Panzano (to name a few) can be reached by car in less than an hour, and the area offers a wide range of excellent restaurants, vineyards and culinary experiences.

Either of tuscany's two international airports (Pisa and Florence) can be reached from the property in approximately one hour.

### PROPERTY INFORMATION

Location	San Gimignano
Province	SI
Region	Toscana
Property type	Restoration project
Year built (estimated)	1600
Year restored	
Surface area (sqm)	80000
Living space (sqm)	500
Levels	2
Bedrooms	5
Bathrooms or half bathrooms	2
Balcony	Yes
Terrace	Yes
Basement	No
Garden	Private
Swimming pool	No
Parking	Yes
Primary heat source	
Energy label (EU)	
Height above sea level (meters)	325
View	Olive/wine fields
Access road to property	Gravel road
Distance from main road (meters)	100
Nearest airport	Firenze
Distance to nearest airport (km)	55
Nearest grocery store (km)	2
Nearest restaurant (km)	2
Cities nearby (less than 1 hour)	San Gimignano, Siena, Firenze