

for Sale to San Gimignano : Montagnana



110 square meters | : 1 | : 2 | : 4

Dedicated to lovers of Tuscan architectural gems, we present an **apartment** that is part of Montagnana - a spectacular stone farmhouse with a beautiful fenced park and shared **swimming pool**.

Driving along the ridge road that leads to Montagnana is a truly emotional journey, a delight for your senses! To the west, you can admire the unmistakable skyline of **San Gimignano** with its medieval towers, a UNESCO World Heritage Site; to the east, the Val d'Elsa, and in the background, the Chianti hills! A succession of centuries-old cypress rows, fine vineyards, olive groves, stone farmhouses! A harmony of colors, scents, and sounds of this marvelous countryside, where natural beauty has been enhanced over the centuries by the skilled hand of humankind.

Montagnana stands atop a hill in a highly dominant position, offering breathtaking 360° views facing the medieval towers of **San Gimignano**! Just look around, and you'll be mesmerized by the stunning landscape!

As the gate opens, you reach the main farmhouse. A stone staircase leads you to a lovely internal courtyard - turn around, and the view of the towers will leave you speechless! Next, we enter a beautiful loggia shared with another apartment, and then ascend a flight of stairs to reach the entrance of the **apartment for sale**. Inside, you'll find spacious and bright interiors, thanks also to its favorable sun exposure.

The apartment is approximately 110 sqm (1,180 sq ft). Upon entering, there is a small foyer, a large living room with two windows framing a breathtaking view. In the living room, there's a wood-burning stove - but if you prefer, it can be transformed into a fireplace. Next, a fully furnished separate kitchen overlooking the courtyard, a hallway, a large renovated windowed bathroom, a spacious master

bedroom with double windows and a small mezzanine used as a storage space, and a second bedroom, also large enough to fit a double bed.

The apartment features authentic Tuscan finishes: typical chestnut beam ceilings with terracotta tiles, Impruneta terracotta floors, and solid wood traditional doors and windows. The furnishings are included in the sale, so all you need to do is personalize the space to your taste, if and how you wish.

The heating is independent and gas-powered.

The property also includes a private garden of 212 sqm (2,280 sq ft), located just a few meters from the house - perfect for relaxing moments and barbecues with family and friends.

The farmhouse where this apartment is located is one of the most charming and well-positioned in the entire Tuscan countryside, particularly in the San Gimignano area, which is only a few minutes away by car (2.5 km).

Expertly restored by a renowned and talented architect while preserving its architectural features, the farmhouse is divided into a total of 13 units across 3 buildings, all sharing a recently renovated panoramic swimming pool, a stunning fenced park rich with native and mature vegetation - including many olive trees and centuries-old cypresses - and a parking area.

And don't forget that this property offers excellent tourist potential, which you can fully delegate to local staff if you wish.

Asking price € 360,000

Contact us for more information or to schedule a visit.

Property details

---> **Codice** <---: 523

---> **Motivazione** <---: Sale

---> **Tipologia** <---:

Region: Toscana

---> **Provincia** <---: Siena

---> **Comune** <---: San Gimignano

---> **frazione** <---: Montagnana

---> **Prezzo_Richiesto** <---: € 360.000

---> **Totale_mq** <---: 110 square meters

---> **camere** <---: 2

---> **bagni** <---: 1

---> **Locali** <---: 4

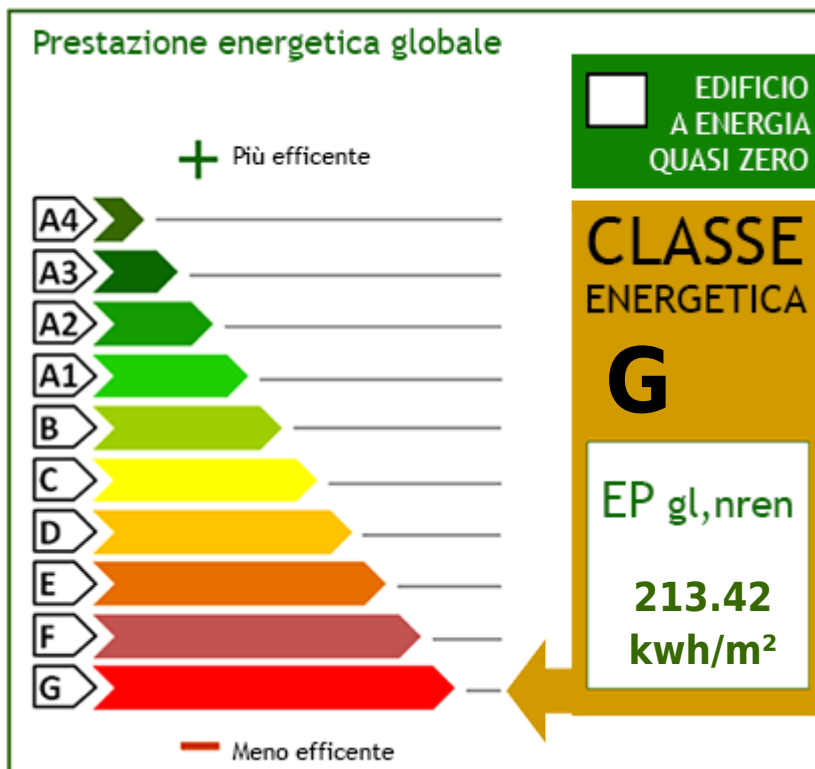
: 2

: 2

: 2000

: € 260

: Yes





















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