

## for Sale to San Gimignano



### 45 square meters | : 1 | : 1 | : 2

A real estate investment in **San Gimignano** has always been a guarantee....in the Belvedere area, a **short walk to the historic center**, services, and schools, we offer an excellent **apartment with terrace** on the second floor of a modern building.

It is a functional **one bedroom apartment** of approximately 45 square meters. The building, built in 2005, is in perfect condition and well-maintained throughout its common areas. The apartment is located on the second floor; in addition to the shared staircase, the floor is accessible by elevator. At the entrance, a small raised landing leads to the living room with kitchenette, a large French window opens onto the 10 square meter **terrace**. The small closet room where washing machine and gas boiler are located is accessible from the terrace. A small hallway separates the living room from the double bedroom, which offers a quiet and peaceful view, and a comfortable bathroom with window and shower. The apartment is in like-new condition! The kitchen is included in the sale.

The property also includes a small cellar located on the garage level, also accessible by elevator.

In short, an excellent investment in one of the most convenient areas of San Gimignano, right across from the schools and a 5-minute walk from the center, ready for you to live in or immediately generate income with no need for renovations.

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### Property details

---> **Codice** <---: 529

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

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

**Region:** Toscana

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

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

---> **Prezzo\_Richiesto** <---: € 155.000

---> **Totale\_mq** <---: 45 square meters

---> **camere** <---: 1

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

---> **Locali** <---: 2

: 2005

: € 50

: Yes

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