



Rif. 0972



Lionard S.p.A.

Italy, 50123 Florence - Via de' Tornabuoni, 1 - Ph. +39 055 0548100 | Italy, 20121 Milan - Via Borgonuovo, 20 20121 - Ph. +39 02 25061442

VAT Nr. 01660450477

[www.lionard.com](http://www.lionard.com) - [info@lionard.com](mailto:info@lionard.com)

## San Gimignano

# Typical Tuscan resort for sale in San Gimignano



### DESCRIPTION

On a side road of the old Via Francigena and just 5 km from the centre of S.Gimignano, on a hilly position overlooking the surroundings, there is this stunning **resort** dating back to the year 1000 **for sale**.

This **hamlet** is part of a complex with documented cultural heritage mentioned in Italian literature textbooks; it has three floors and measures 1,100 m2 overall.

The ground floor of this tower-house is composed of an entrance hall and a big kitchen with a fireplace, benches, and a wonderful Etruscan pantry that goes 7 metres deep under the floor, which is made of 13th-century square cotto tiles. There is then a living area leading to a sitting room which was built in this building's oldest part; this room is connected to the study by an arch. The living area also leads to a laundry room a restroom. By going down a few steps in the entrance hall, you will reach a 20 m2 Medieval cellar.

On the first floor, there is the sleeping area with three bedrooms, all with private bathroom.

Every room has a trace of the most genuine Tuscan tradition, they are warm and welcoming and feature cotto-tiled floors and ceilings, chestnut beams, ribbed vaults, and ancient fireplaces.

In front of this resort there is a charming garden with a gazebo, an arbour, and a swimming pool with a sunbathing area; on the other side of the garden there are a cotto-tiled courtyard and a big farmyard. The outdoors are also home to a 20m2 single-room apartment with independent access, kitchenette, and bathroom.

This property also has approximately 12 hectares of grounds.

This estate has ancient origins as it was once a fortified castle placed on a strategic position; it was then carefully refurbished and it is now a charming agritourism resort offering a breathtaking view of the Tuscan hills and the majestic towers of San Gimignano.

This typically Tuscan hamlet is perfect as a private home or as a prestigious **tourist accommodation facility**, harmoniously blending modern comforts with this area's authentic tradition.

## TECHNICAL DETAILS

### LOCATION

**San Gimignano** is a lovely town in the Province of Siena, a charming hamlet with a rich and fascinating history.

During the Middle Ages the town grew rapidly thanks to its position on the Via Francigena, a route which was at the centre of the communication system of that time.

In 1199 the city became a free commune in Tuscany and fought against the bishops of Volterra and its neighbouring towns to maintain its freedom.

The city flourished until 1348, when the plague that affected all of Europe, compelled it to submit to Florence. Most of its towers were abandoned and fell or were otherwise destroyed to obtain building materials.

After centuries of decay and abandonment, the world rediscovered the treasures and beauty of this city, its cultural significance and unique agricultural identity, so that it became a Unesco World Heritage Site.

Region: Tuscany

Province: Siena

Municipality: San Gimignano

Type: luxury resort, Tuscan country house

Internal surface: 1,100 m2

External surface: 12 hectares

Main estate: 430 m2

Swimming pool: 6 x 12 m

Forest: 6.5 hectares

Olive grove: 2 hectares

Arable land: 3.5 hectares



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San Gimignano 2 km - Siena km 36 - Volterra km 26 - Florence km 50 - Grosseto km 105 - Arezzo  
km 111 - Pisa km 68 - Florence Airport km 58 – Florence-Certosa highway exit km 33

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**Price: On Application**



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## PROPERTY PHOTOS



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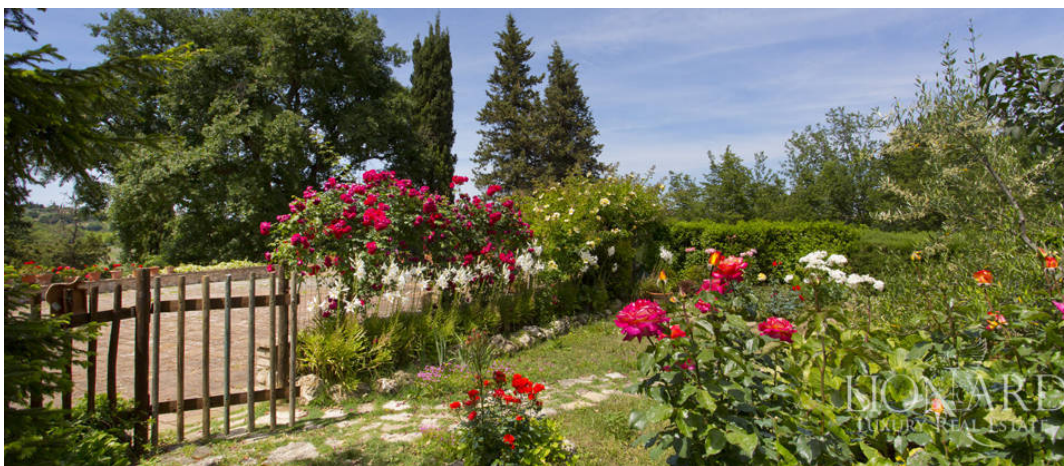
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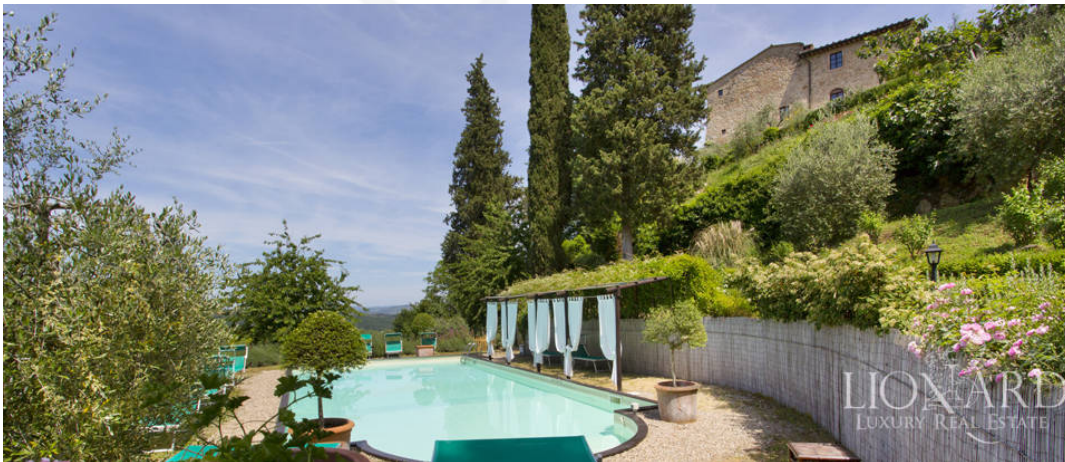
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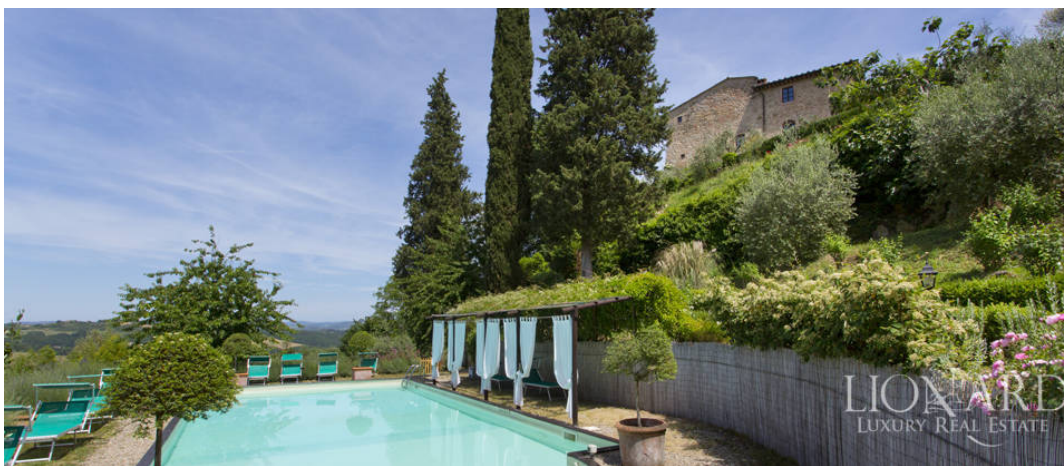
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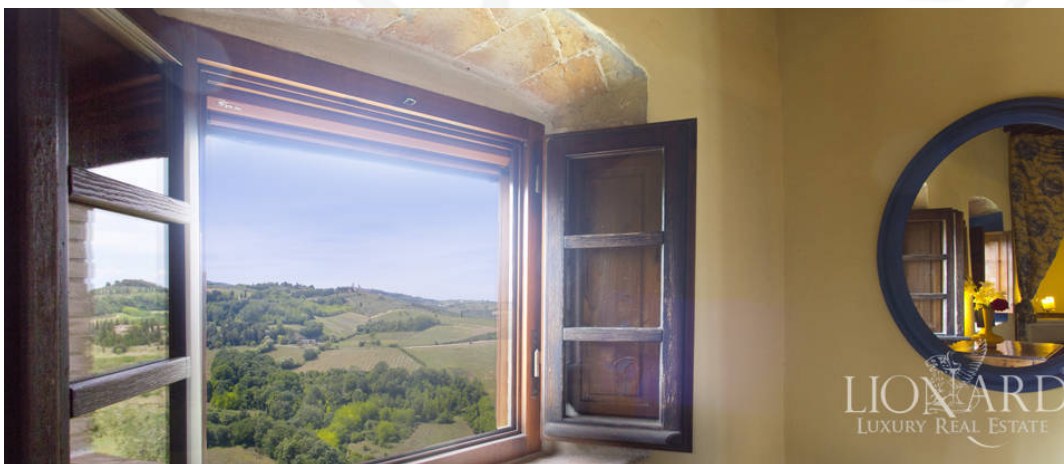
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**FLORENCE**

Via de' Tornabuoni, 1 50123  
Tel. +39 055 0548100  
florence@lionard.com

**MILAN**

Via Borgonuovo, 20 20121  
39 02 25061442  
milan@lionard.com



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