

*Rolling Hills*

CHARMING ESTATES



Ref: TCR-077

Toscana - Siena - San Gimignano

PRICE: 930.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 320.00 Mq

Bedrooms: 4

Bathrooms: 3

Swimming-pool: 1

Land: 2 ha

At the gates of San Gimignano in Tuscany, an old water mill of 320 square metres is for sale with 4 bedrooms, 3 bathrooms, a swimming pool and 2 hectares of grounds. The property is in good condition and is ready to be inhabited. In the immediate vicinity of the beautiful town of San Gimignano (5 km, 10 min.), one of the most charming and best preserved villages in Tuscany, old water mill of two floors for sale with a total of 320 square metres. The ground floor consists of a large living room, characterised by vaulted ceilings and large windows, a kitchen and cellar. The entire sleeping area is located on the first floor, consisting of 4 large bedrooms and 3 bathrooms.

All rooms are spacious and well-lit.

### ENERGY CLASS "G"

The background in which this building is found is literally from a fairy tale, in spring the garden is an explosion of colours, the property is located along the riverbed that feeds a waterfall in the forest;

The land included in the sale has an area of 2 hectares (20,000 square metres), partly used as grounds with a swimming pool of 11X6 metres, partly woodland.

### CONDITION AND FINISHES

The last renovation dates back to the early 90's, but the house is in very good condition and is ready to be inhabited. The current owners have always carried out repairs and maintenance in a more than diligent way.

### SERVICES AND UTILITIES

The water supply is guaranteed by a private well, while the heating is oil.

### USES AND POTENTIALS

Given its central position, this item is ideal as a second home, where you can spend your holidays and explore the many towns and cities of art in Tuscany.

### LOCATION

The centre of San Gimignano is only 5 km (12 min.) away, while in just 20 minutes (17 km) you can reach Certaldo, Poggibonsi and Colle di Val d'Elsa. Siena is about 45 km (50 min.) away, while the nearest airports are Florence (63 km, 1 h) and Pisa (83 km, 1 h 30 min).

You can be at the sea in 1 h 15 min (70 km).

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