



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in San Gimignano (SI) Via Molino di foci 3

### Strategically located, Tuscany, San Gimignano

We are pleased to present you this elegant boutique hotel for sale in the municipality of San Gimignano, one of the most beautiful cities in Tuscany, Italy. The property is classified with the prestigious Energy Class VA, guaranteeing maximum energy savings and living comfort.

The villa extends over an area of 650 sqm, divided into 30 spacious rooms, offering ample living spaces and the possibility to personalize the environment according to one's needs. The property is surrounded by a beautiful private garden, enriched with centuries-old trees and breathtaking panoramic views of the surrounding hills.

The exteriors of this villa are characterized by elegant stone and brick facades, which give a charming and authentic atmosphere. Inside, the rooms are finished with precious materials and design details, ensuring a residence of luxury and comfort.

The villa has several living areas, including a large living room with a fireplace, perfect for welcoming guests or spending pleasant evenings with family. The eat-in kitchen is equipped with modern appliances and offers ample space for demanding culinary preparations.

The sleeping area consists of several bedrooms, each with its own private bathroom, guaranteeing privacy and comfort for all residents. Furthermore, the property has a spacious cellar, perfect for wine lovers or as a recreational area.

The villa is also equipped with a private swimming pool, ideal for cooling off on hot summer days, and a convenient parking space for several cars.

The location of this villa is simply privileged: immersed in the Tuscan countryside, it offers tranquillity and privacy, but at the same time is easily accessible from the center of San Gimignano and the main communication routes.

In summary, this villa for sale in the municipality of San Gimignano is a unique opportunity for those who wish to live in a luxurious and refined environment, immersed in the beauty of Tuscany, enjoying all modern comforts and an enviable location.

#### INFORMATION

Ref.	Toscana 572
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	30
Bedrooms	16
Bathrooms	20
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	650
Garden	43000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				

## ACCESSORIES

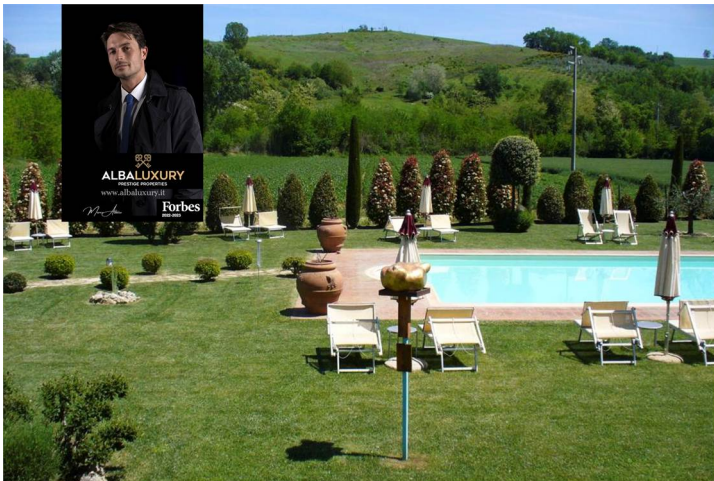
Air conditioning

Swimming pool

Data network

Storage room

## IMAGES





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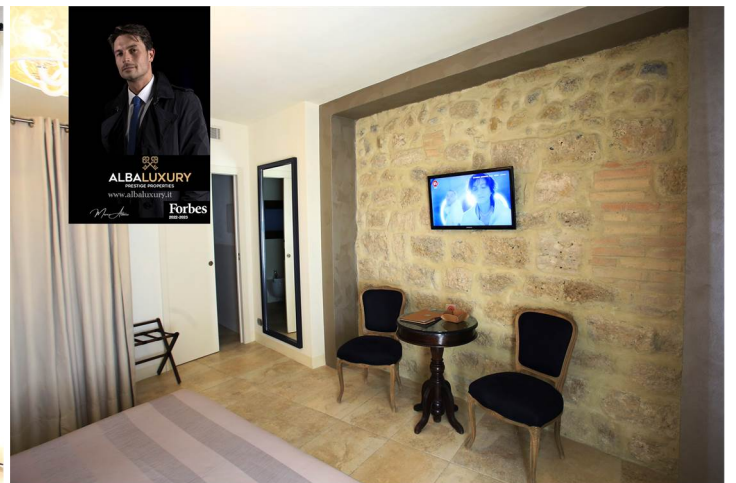
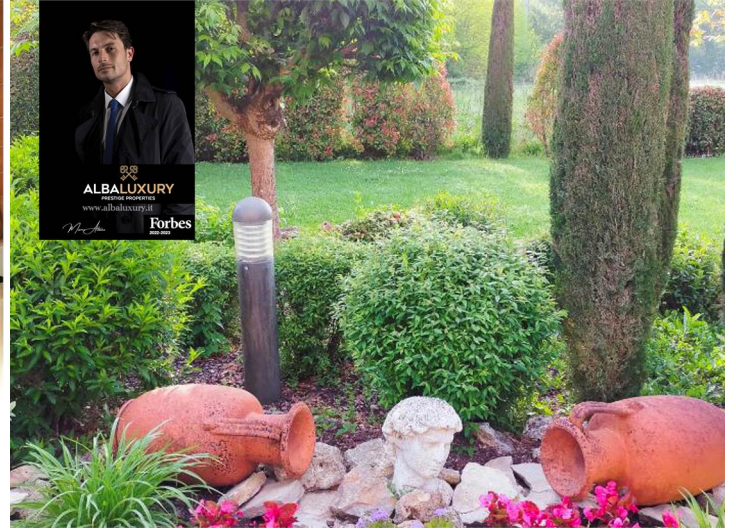


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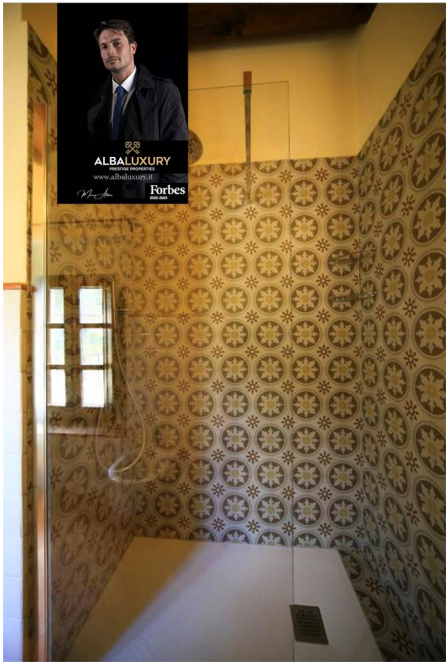


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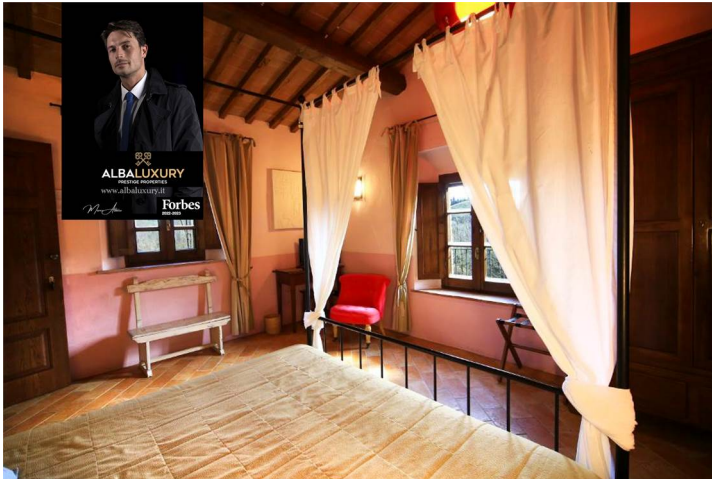
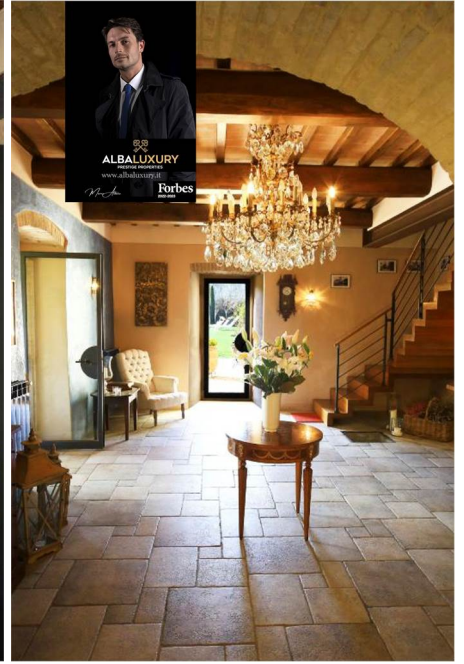
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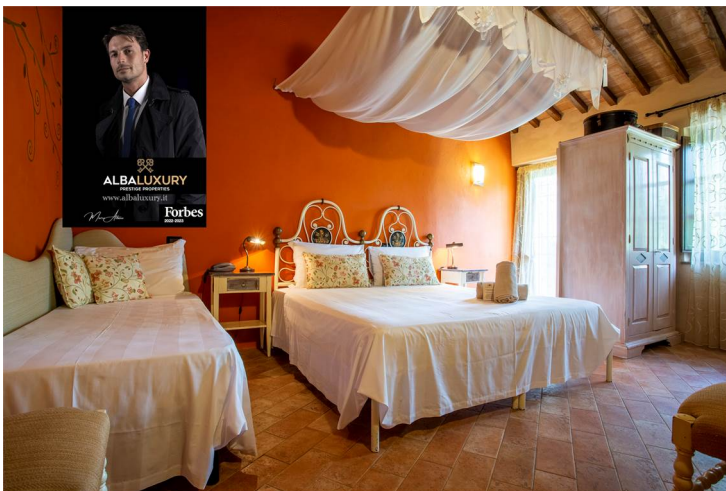
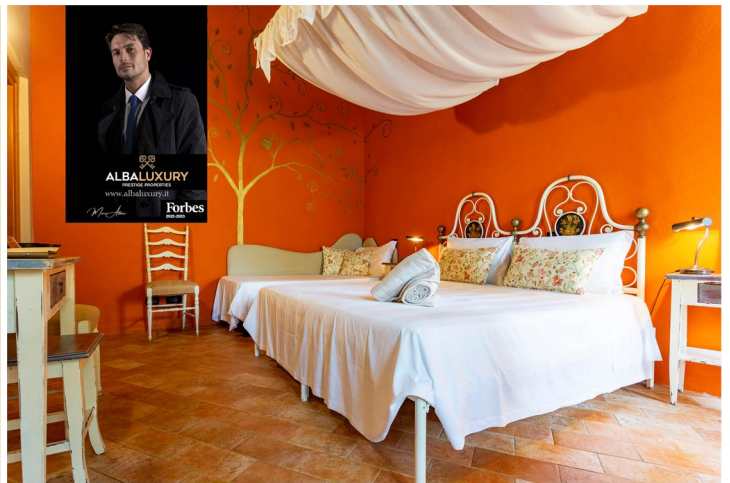


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