



Renovated stone barn, cellar, two annexes – San Gimignano



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 575,009.17

Location

Country: Italy
State/Region/Province: Tuscany
ZIP code: 53034
Posted: Mar 25, 2026

Description:

Within a medieval rural hamlet, stone house with two cottages, basement rustic cellar, garden, for sale near Colle Val d'Elsa and San Gimignano. Reached by a picturesque avenue of cypress trees, this enchanting property lies within a small medieval hamlet in the rolling Sienese countryside, beautifully positioned between Siena and Florence, where olive groves and woodland frame the landscape in timeless Tuscan harmony. The borgo dates back to the 10th century and still retains the castle and a small church. Tucked into a peaceful corner at the edge of the borgo, we present an exceptional property for sale extending to approximately 243 sq m/2,615 sq ft over three stone buildings full of character within a private garden. At its heart stands a meticulously two-story restored stone barn, dating back to 1900, offering 115 sq m/1,238 sq ft paired with a remarkable approx. 70 sq m/753 sq ft basement cellar carved into tuff and stone. The restoration, completed in 2000, preserves the soul of the building through traditional materials: chestnut beams, terracotta floors and brick arches, discreetly integrating modern comforts as air conditioning. The ground floor opens from a terracotta-paved terrace into a generous open-plan living space, where a central brick arch subtly defines the kitchen and sitting areas with a fireplace. Upstairs, two bedrooms and a bathroom complete the accommodation. The windows and doors are made of solid wood and feature double glazing, mosquito nets and wrought-iron security fittings. Below, with access from the garden, the ancient cellar evokes the agricultural heritage of the estate. Hewn from tuff, it still houses original features including the millstone once turned by donkeys and historic equipment used in olive oil and wine production. Next to cellar entrance, a former stone barn, measuring 32 sq m/344 sq f, has been restored into a cottage with two versatile living spaces, ideal for guests. The third building, a 16 sq m/172 sq ft barn, remains to be reimaged and offers excellent potential as a



studio, atelier or additional guest area. The atmosphere is one of understated elegance and authenticity, where the rhythm of rural life continues much as it has for centuries. Yet essential services are within easy reach, ensuring both convenience and seclusion. Essential amenities are close at hand, in a strategic location between San Gimignano and Colle Val d'Elsa, just a few minutes' drive away, on the ancient road to Volterra.

PROPERTY Ref: CNT3585

Location: Borgo Montegabbro, Municipality: Colle Val d'Elsa, Province: Siena, Region: Tuscany

Type: within a historic rural hamlet, property of approx. 243 sq m/2,615 sq ft consisting of 3 stone buildings and garden: a renovated former stone barn of 115 sq m/1,238 sq ft over two levels (ground and first floor), a characteristic basement cellar of an additional approx. 70 sq m/753 sq ft, 1 restored former barn of 32 sq m/344 sq ft, and 1 storage barn of 16 sq m/172 sq ft

Year of construction: 1900

Year of restoration: 2000

Conditions: good

Garden: 500 sq m/5382 sq ft

Swimming pool: options for building your own

Terrace: 25 sq m/269 sq ft

Parking: 2 outdoor car-seats

Utilities:

Fixed telephone network: available

Internet: available

Heating: split-system air conditioning (hot/cold) , 1 fireplace, 1 pellet-burning stove

Water: mains city supply

Electricity: available

Water waste: Imhoff tank

Solid wood window frames equipped with double glass, mosquito nets and wrought iron gratings

Distance from services: Colle di Val d'Elsa 7 km, San Gimignano 14 km

Gravel road: 680 mt

Layout:

Former Barn – 115 sq m/1,238 sq ft + approx. 70 sq m/753 sq ft cellar:

Basement level: entrance area, cellar in tuff stone and masonry

Ground Floor: entrance from a terracotta-paved terrace, open-plan living area with kitchen, central brick arch, lounge with fireplace and garden-facing glass doors, 1 bathroom, storage room

First Floor: 2 bedrooms, 1 bathroom

Annex 1 – 16 sq m/172 sq ft: single room with 2 front doors and 1 side door; to be renovated, with potential for a studio, workshop, or guest living area

Annex 2 – 32 sq m/344 sq ft: former barn restored with a portico and 2 rooms with living areas

Built: 1217

Common



Finished sq. ft.: 143 sq m
Lot Size: 500 sq m

Building details

Parking: Yes
Number of Floors: 2

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/SIFI-T1836/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 43977

