



LA RIPA

SAN GIMIGNANO

(+39) 338 2666514
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Tuscany Developments Partners Ilc
Via Maggio, 7
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TECHNICAL DOCUMENTATION

LA RIPA SAN GIMIGNANO



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La Ripa was an historical agricultural estate made from a main Villa for the family and 5 farmhouses where the peasants lived above the animals. Through a careful restoration lasted several years, to meticulously preserve the history of the place, the property is now a jewel for sale in the area of San Gimignano, in Tuscany, Italy. With its villas, swimming pools and 16th century garden it is a perfect retreat to enjoy nature and feel the charme of a place that dates back in time.



The structure and its main rooms

An enchanting historical estate in **Tuscany**

Through careful restoration, La Ripa, with its villas, swimming pools and 16th century gardens, is a jewel that has preserved the estate’s original materials and layout to create a pleasant retreat surrounded by nature and the rich history of the area of San Gimignano.



BUDGET

Allocated

TOTAL LAND SIZE

50 hectares
(123.5 ACRES)

TOTAL AREA OF THE STRUCTURES

2158 m²
(23,228.5 square feet)

YEAR BUILT

1500-1700

LOCATION

San Gimignano, IT

FAMILY HOMES

6

BEDROOMS

14

BATHROOMS

18

OUTDOOR SWIMMING POOLS

2

INDOOR POOL

1

SPA AREA

1

WINE CELLAR

1

RECHARGING STATIONS

2

PARKING PLACES

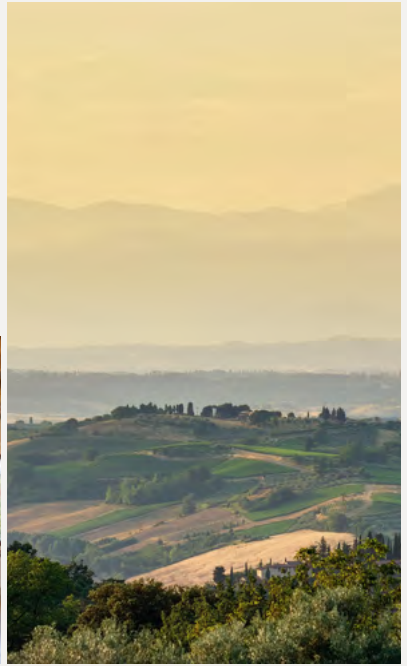
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Building A

AREA OF THE STRUCTURE

560 m²
(6027 square feet)

BEDROOMS

2

KITCHENS

2

BATHROOMS

4

INSIDE POOL

1

OUTSIDE POOL

1

FLOORS

3

CHIMNEYS

2

BUDGET

Original olive press from 700's, cantina, wine testing area, wine kitchinette, 2 original wine barrels from the late 800's, laundry room, wifi, 100% made in tuscany furniture.

Parking spaces are available through out the whole property. There are two recharging stations. 5 automatic gates with video intercom and code.

Surveillance cameras throughout the property and perimeter alarm.



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Building B

AREA OF THE STRUCTURE

153 m²
(1647 square feet)

BEDROOMS

2

KITCHEN

1

BATHROOMS

3

COMMON POOL

1

FLOORS

2

CHIMNEY

1

BUDGET

1 entrance, automatic lock doors, wifi, 100% made in Tuscany furniture.

Parking spaces are available through out the whole property. There are two recharging stations.
5 automatic gates with video intercom and code.

Surveillance cameras throughout the property and perimeter alarm.



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Building C

AREA OF THE STRUCTURE

400 m²
(4305 square feet)

BEDROOMS

3

KITCHEN

1

BATHROOMS

4

OUTSIDE POOL

1

FLOORS

2

BUDGET

Automatic lock door, historical wine testing area, wine holder, wine kitchenette, laundry room.
Wifi, 100% made in tuscany furniture.

Parking spaces are available through out the whole property. There are two recharging stations.
5 automatic gates with video intercom and code.

Surveillance cameras throughout the property and perimeter alarm.



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Building E1

AREA OF THE STRUCTURE

300 m²
(3229 square feet)

BEDROOMS

2

KITCHEN

1

BATHROOMS

3

COMMON POOL

1

FLOORS

2

CHIMNEY

1

BUDGET

Automatic lock doors, 2 entrances, 1 laundry room, original traugh restored.
Wifi, 100% made in tuscany furniture.

Parking spaces are available through out the whole property. There are two recharging stations.
5 automatic gates with video intercom and code.
Surveillance cameras throughout the property and perimeter alarm.



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Building E2

AREA OF THE STRUCTURE

420 m²
(4521 square feet)

BEDROOMS

3

KITCHEN

1

BATHROOMS

4

COMMON POOL

1

FLOORS

3

CHIMNEY

1

BUDGET

Automatic lock doors, 1 laundry room, original traugh restored.
Wifi, 100% made in Tuscany furniture.

Parking spaces are available through out the whole property. There are two recharging stations.
5 automatic gates with video intercom and code.
Surveillance cameras throughout the property and perimeter alarm.



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Building F

AREA OF THE STRUCTURE

120 m²
(1292 square feet)

BEDROOM

1

KITCHEN

1

BATHROOM

1

COMMON POOL

1

FLOORS

2

CHIMNEY

1

BUDGET

Automatic lock doors, Wifi, 100% made in Tuscany furniture.

Parking spaces are available through out the whole property. There are two recharging stations.
5 automatic gates with video intercom and code.

Surveillance cameras throughout the property and perimeter alarm.



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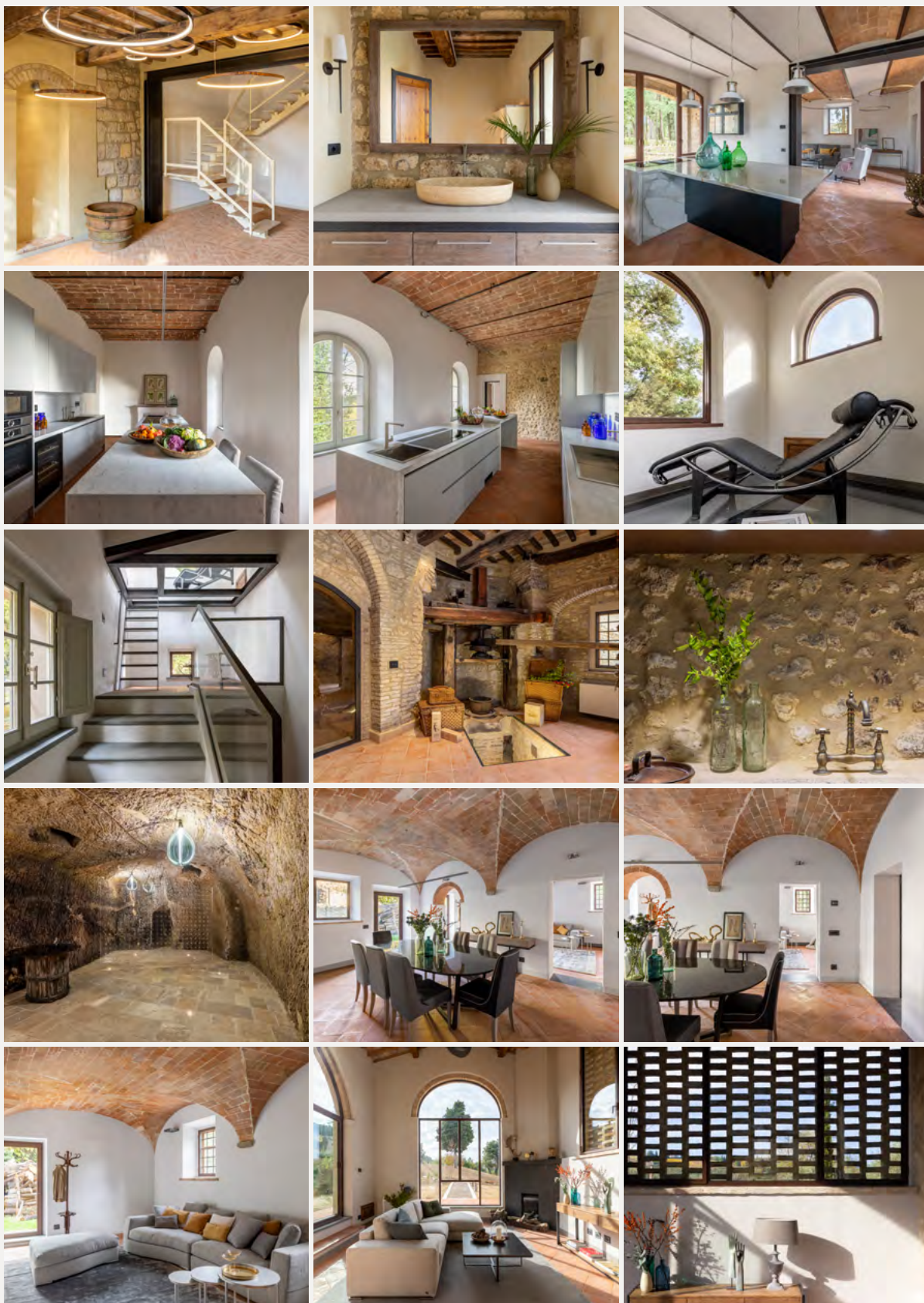
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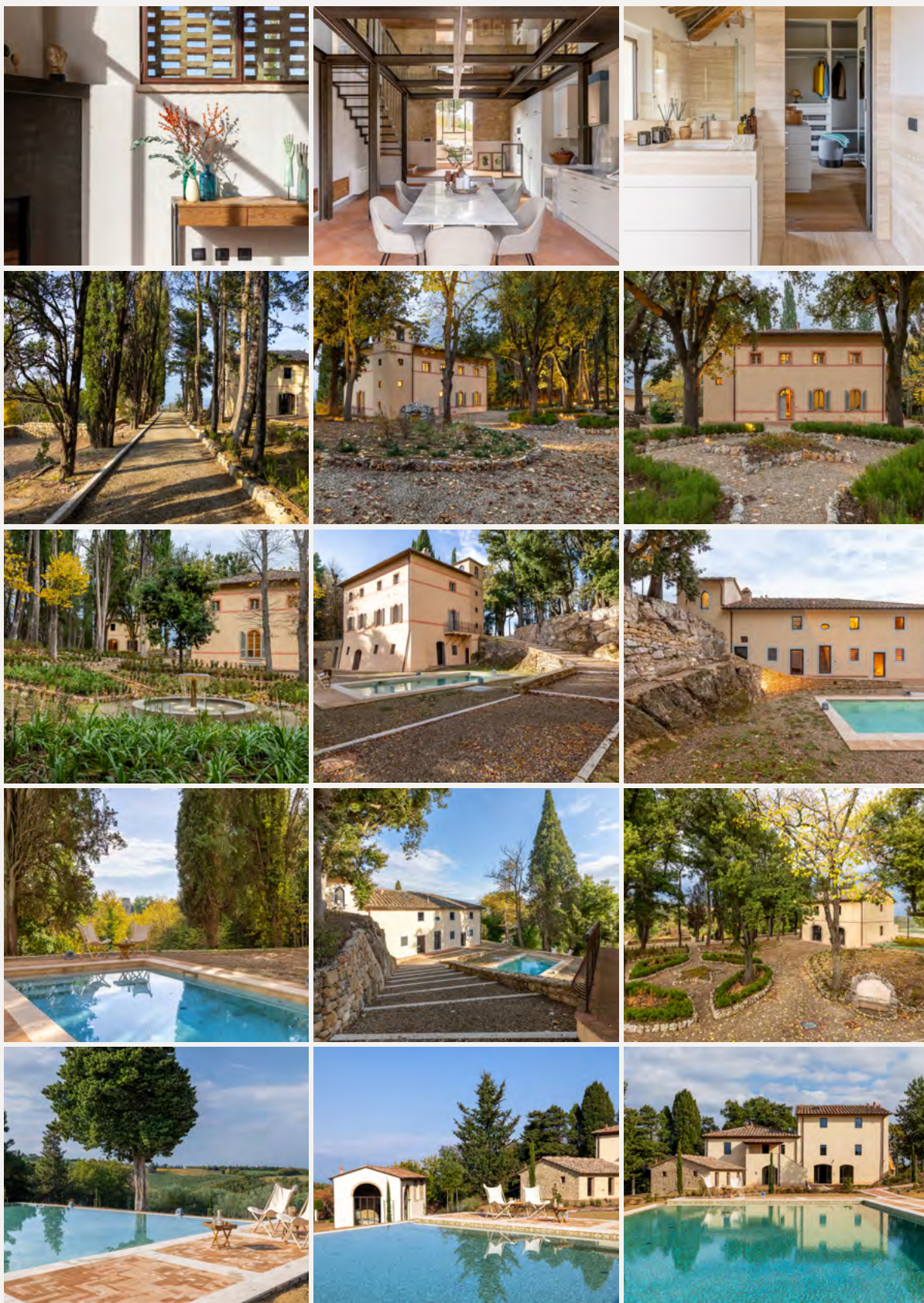
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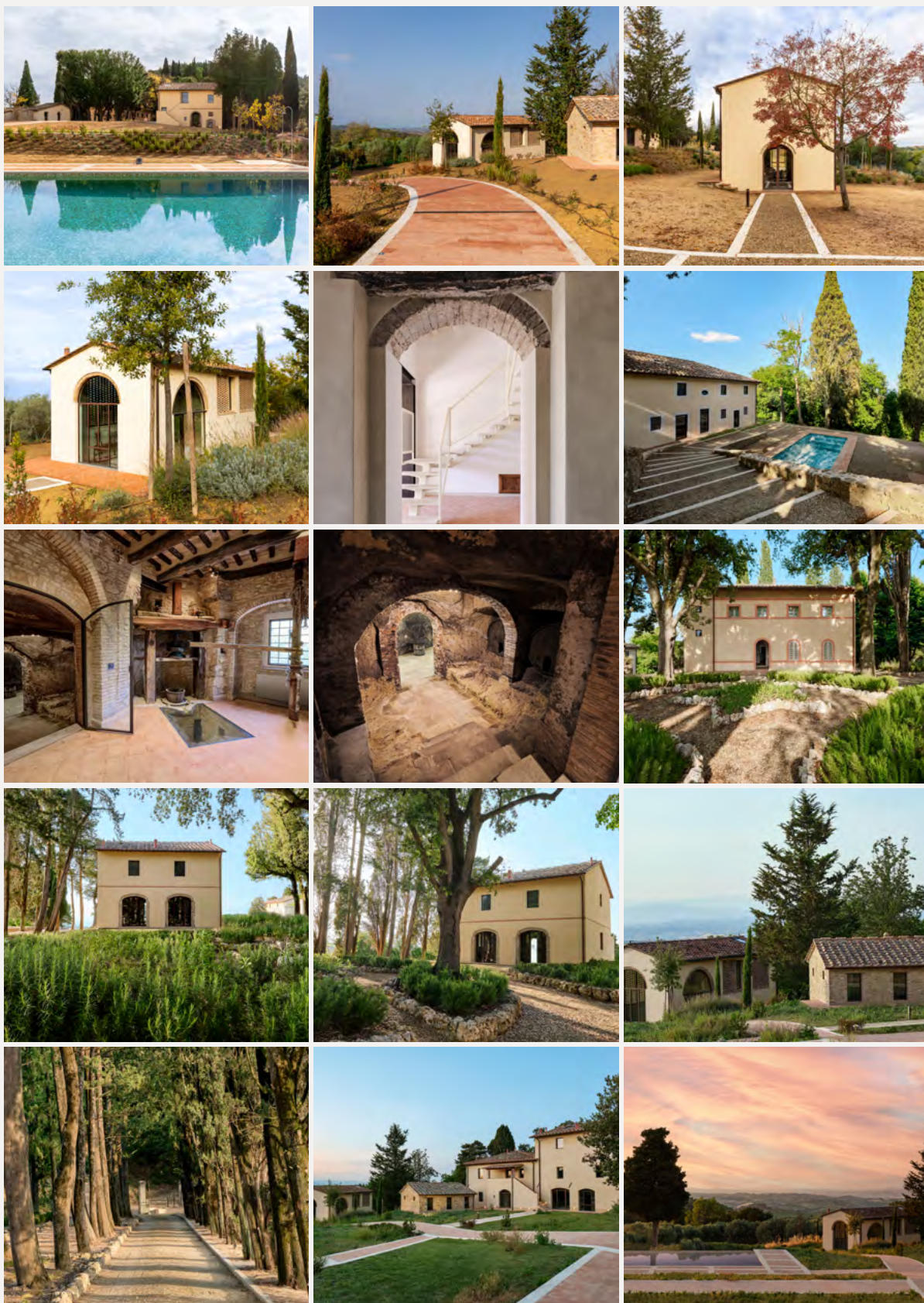
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Discover the surroundings of La Ripa

The territory of San Gimignano

The town of San Gimignano has a commanding position overlooking the Val d'Elsa. It's hard to miss its 14 towers and the impressive medieval architecture that earned it the title of UNESCO World Heritage site. It is a truly magical place where you can lose yourself in history and Tuscan gastronomy.

The Val d'Elsa, located in the heart of Tuscany, is a treasure trove of enchanting places known for their natural beauty and captivating history. It is the ideal destination for hiking, perhaps along the Via Francigena, or exploring its many picturesque villages by bike. From its strategic location, you can easily take day trips by car to cultural meccas like Siena, Florence, Pisa and Lucca.



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Scopri i dintorni de La Ripa

Il territorio di San Gimignano

The estate features a complex of 6 restored ancient farmhouses, fragrant gardens, and 2 large swimming pools where you can relax and spend quality time. 26 people can comfortably enjoy the property with spacious bedrooms and one of a kind views.

Each building has its own story that dates back in time, from old traugh restored where the animals ate in the early 1900's, to the old granaries in the main Villa that date back to the 1600. At La Ripa people breathe history from every corner imagining how life was for the peasants who lived there, the aristocrats, and more recently the soldiers during WW2.

The refurbishment aimed at the harmony between modern comforts and the particular historical style of the context, to make you live the experience of an exclusive place.



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