

Ref. 2509 – **MULINO CIVITELLA**[www.romolini.co.uk/en/2509](http://www.romolini.co.uk/en/2509)

## **RESTORED FORMER MILL WITH POOL AND GUESTHOUSE FOR SALE IN TUSCANY**

**Civitella in Val di Chiana – Arezzo – Tuscany****VIEW ON OUR WEBSITE****Interiors**  
325 sqm**Bedrooms**  
5**Bathrooms**  
6**Garden**  
2,500 sqm**Swimming pool**  
15 x 7 m

On the hills of Valdichiana, not far from Arezzo and Civitella, renovated old stone mill with guesthouse and swimming pool for sale. The two houses are currently divided into three apartments (5 bedrooms total), very suitable for a small accommodation business. The buildings are then surrounded by a well-kept and fenced garden, complete with swimming pool and convenient parking area.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2509 – MULINO CIVITELLA

**TYPE:** former mill

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** unpaved road (150 m)

**INTERIORS:** 325 square meters (3,497 square feet)

**TOTAL ROOMS:** 11

**BEDROOMS:** 5

**BATHROOMS:** 6

**ANNEXES:** guesthouse

**MAIN FEATURES:** stone and brick walls, terracotta floors, brick arches, wooden fixtures, original fireplaces, guesthouse, garden, swimming pool

**EXTERIORS:** 2,500 square meters (0.6 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 15 x 7 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** fan coils

## CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Civitella in Val di Chiana (7km; 10'), Bucine (11km; 15'), Montevarchi (20km; 25'), Arezzo (24km; 30'), Castiglion Fiorentino (30km; 35'), Gaiole in Chianti (34km; 45'), Cortona (41km; 50'), Siena (46km; 45'), Montepulciano (51km; 50'), Pienza (58km; 1h), Monteriggioni (61km; 55'), Florence (63km; 1h 5'), Castiglion del Lago (63km; 50'), San Gimignano (82km; 1h 15'), Volterra (97km; 1h 30')

## CLOSEST AIRPORTS

Firenze A. Vespucci (85km; 1h 10'), Grosseto C. Baccarini (111km; 1h 30'), Pisa G. Galilei (145km; 1h 50'), Bologna G. Marconi (166km; 1h 55'), Roma Ciampino (229km; 2h 25'), Roma Fiumicino (242km; 2h 30')

## MULINO CIVITELLA

On the hills of **Valdichiana**, not far from **Arezzo** and **Civitella**, renovated **old stone mill** with **guesthouse** and **swimming pool** for sale. The two houses are currently divided into three apartments (5 bedrooms total), very suitable for a **small accommodation business**. The buildings are then surrounded by a well-kept and **fenced garden**, complete with **swimming pool** and convenient **parking area**.

Services are available in the nearby villages (4 and 6 km respectively, quickly reachable by car) and the location is very convenient to reach most of the historical and artistic cities of **Tuscany** (Florence, Siena, San Gimignano, Monteriggioni, Arezzo...).

### DESCRIPTION OF THE PROPERTY

The **mill** (260 sqm – 2,798 sqft, 4 bedrooms and 4 bathrooms) is laid over two floors and currently divided into two units: however, an internal staircase (already existing, near the fireplace on the first floor) could be restored and would ensure an easy connection between ground and first floor. On the lower level is a large living room, a large eat-in kitchen with dining area from which there is access to a loggia with a pizza oven, and a bedroom with en-suite bathroom. From the garden a stone staircase grants access to the upper level consisting of large living/dining room with fireplace, three bedrooms and three bathrooms. A small cellar, with independent access from the outside, completes the ground floor and is very suitable as tool storage.

The **guesthouse** (65 sqm – 699 sqft, 1 bedroom and 2 bathrooms) is located in the immediate vicinity of the main villa and is also on two floors with on the ground floor the kitchen, living room, a service bathroom and on the second floor a bedroom with bathroom.

The **2,500-sqm garden** surrounding the buildings is fully fenced and accessible by a gate directly from the road. The **15 x 7 m rectangular swimming pool** is located a short distance from the villa and is surrounded by a hedge.

The property is part of a larger estate that includes agricultural land for about **90 hectares** including arable land, pastures, olive grove, forest and potentially (if interested) also two rural buildings to be renovated to be used as private house and/or guest accommodation.



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