

Ref. 2527 – **MULINO TERRANUOVA**www.romolini.co.uk/en/2527

RESTORED FORMER MILLA WITH AGRITURISMO FOR SALE IN VALDARNO, TUSCANY

Terranuova Bracciolini – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
606 sqm**Bedrooms**
10**Bathrooms**
6**Swimming pool**
10 x 5 m**Total land**
2.8 ha**Olive grove**
300 trees

Historic mill for sale nestled on Pratomagno's slopes, between Arezzo & Florence, near Loro Ciuffenna. Set on a plateau by Ciuffenna torrent, it boasts a unique microclimate. Main building (350 sqm) with two apartments, guesthouse (120 sqm) with two apartments, and a sauna. 2.8 hectares of land, including 10 x 5 m pool and 300 olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2527 – MULINO TERRANUOVA

TYPE: country house, Agriturismo

CONDITIONS: restored

LOCATION: hilly

ACCESS: unpaved road (500 m)

INTERIORS: 606 square meters (6,520 square feet)

TOTAL ROOMS: 20

BEDROOMS: 10

BATHROOMS: 6

ANNEXES: guesthouse, storages

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, brickwork arches, loggias, porches, garden, olive trees, swimming pool with solarium

EXTERIORS: 2.7 hectares (6.9 acres)

OLIVE GROVE: 300 trees

GARDEN: yes, well maintained

SWIMMING POOL: 10 x 5 m

ELECTRICITY: already connected

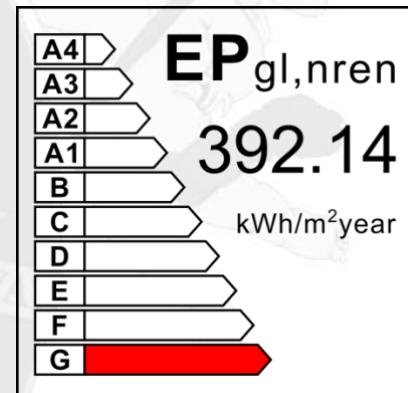
WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Town with services (600m; 2'), Montevarchi (10km; 15'), Bucine (19km; 25'), Greve in Chianti (37km; 50'), Florence (49km; 50'), Siena (62km; 1h), Pienza (81km; 1h 15'), Cortona (82km; 1h), San Gimignano (94km; 1h 15'), Monteriggioni (97km; 1h 15'), Lucca (130km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (70km; 55'), Perugia San Francesco (126km; 1h 30'), Pisa G. Galilei (131km; 1h 30'), Bologna G. Marconi (152km; 1h 40'), Roma Ciampino (253km; 2h 40'), Roma Fiumicino (267km; 2h 45')

MULINO TERRANUOVA

Historic mill for sale nestled on **Pratomagno**'s slopes, between **Arezzo** and **Florence**, near **Loro Ciuffenna**. Set on a plateau by Ciuffenna torrent, it boasts a unique microclimate. Main building (350 sqm) with two apartments, guesthouse (120 sqm) with two apartments, and a sauna. 2.8 hectares of land, including **10 x 5 m pool** and **300 olive trees**.

The property can be reached from the Setteponti (*Cassia Vetus*) road, which has connected the cities of Arezzo and Florence since Etruscan times.

The property consists of three buildings and is located 300 m asl on a plateau lapped by the Ciuffenna torrent and sheltered to the north by an amphitheater of hills. This condition gives the place a particular microclimate that is mild in winter and cool in summer.

DESCRIPTION OF THE BUILDINGS

The **main building** (350 sqm – 3,766 sqft) is on three levels and includes on the ground floor two rooms used as garages, the old mill room, laundry room and greenhouse. There are currently two apartments in this building:

- **Apartment A**: living room, kitchen, two bedrooms and bathroom;
- **Apartment B**: living room with terrace, kitchen, two bedrooms, two bathrooms and attic.

Close to the main building is the **guesthouse** (120 sqm – 1,291 sqft) divided into two flats:

- **Apartment C**: kitchen, two bedrooms, bathroom, cellar and loggia;
- **Apartment D**: living room with kitchen, two bedrooms two bathrooms and terrace.

The **third building** (120 sqm – 1,291 sqft) is close to the swimming pool area and on the ground floor there is a sauna, changing rooms, storage rooms and a loggia, while on the first floor there is an apartment:

- **Apartment E**: eat-in kitchen, two bedrooms two bathrooms, loggia and terrace.

Between the two smaller buildings is a small storage room (16 sqm – 172 sqft) for tools.

EXTERIORS

The property compendium includes land in a single body of approximately **2.8 hectares (6.9 acres)** that includes a **10 x 5 m swimming pool** surrounded by a large solarium with pergola.

In the land surrounding the buildings there are approximately 300 olive trees and large clearings that reach as far as the river from which, in the past, water was channeled through a derivation to be stored in a *gora* that was present adjacent to the mill and of which the entrance to the milling room is still visible, where the mechanical energy of the water was used to turn the millstones.





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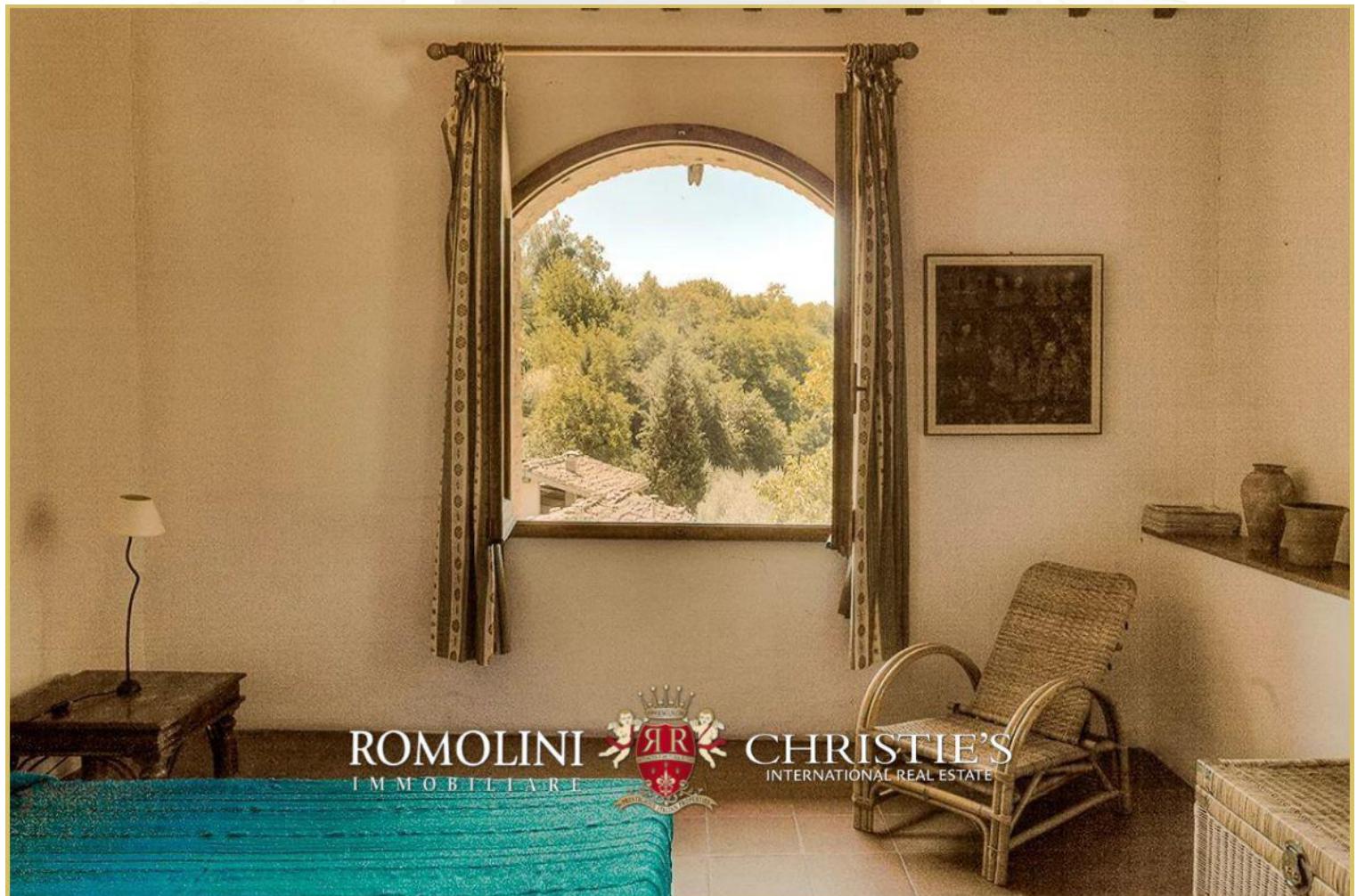
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