

Ref. 2591 – **MULINO ROSSO**www.romolini.co.uk/en/2591

FORMER MILL WITH POOL FOR SALE BETWEEN AREZZO AND FLORENCE, TUSCANY

Bucine – Arezzo – Tuscany**VIEW ON OUR WEBSITE****Interiors**
411 sqm**Bedrooms**
8**Bathrooms**
7**Garden**
5,700 sqm**Swimming pool**
17 x 8 m

Straddling Valdarno and Chianti Classico, not far from well-known centers such as Bucine and Gaiole, former 18th-century mill for sale. The property, surrounded by vineyards and olive groves typical of the area, is currently divided into four apartments (8 bedrooms in total) and is surrounded by a beautiful 5,700-sqm garden with swimming pool and parking for guests.

SUMMARY OF THE PROPERTY

REFERENCE #: 2591 – MULINO ROSSO

TYPE: former mill

CONDITIONS: restored

LOCATION: open and sunny, along a river

ACCESS: unpaved road (750 m)

INTERIORS: 411 square meters (4,422 square feet)

TOTAL ROOMS: 22

BEDROOMS: 8

BATHROOMS: 7

ANNEXES: guesthouse

MAIN FEATURES: fireplace, terracotta floors, wooden beams and terracotta tiles, bespoke kitchen, raw travertine tiles in the bathrooms, handmade ceramic decorations, brass fixtures

EXTERIORS: 5,700 square meters (1.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 17 x 8 m

ELECTRICITY: already connected (220V + 380V)

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Montevarchi (8km; 15'), Bucine (15km; 25'), San Giovanni Valdarno (12km; 20'), Gaiole in Chianti (16km; 25'), Radda in Chianti (19km; 30'), Arezzo (45km; 45'), Florence (56km; 1h 5'), Siena (58km; 1h), Monteriggioni (46km; 1h 5'), San Gimignano (57km; 1h 25'), Montepulciano (72km; 1h 10'), Pienza (84km; 1h 20'), Montalcino (87km; 1h 35')

CLOSEST AIRPORTS

Firenze A. Vespucci (73km; 1h), Perugia San Francesco (128km; 1h 35'), Pisa G. Galilei (136km; 1h 50'), Bologna G. Marconi (155km; 2h), Roma Ciampino (255km; 2h 45'), Roma Fiumicino (269km; 2h 50')

MULINO ROSSO

Straddling **Valdarno** and **Chianti Classico**, not far from well-known centers such as **Bucine** and **Gaiole**, former **18th-century mill** for sale. The property, surrounded by vineyards and olive groves typical of the area, is currently divided into **four apartments** (8 bedrooms in total) and is surrounded by a beautiful **5,700-sqm garden** with swimming pool and parking for guests.

The property is currently operated as an accommodation facility, providing a charming destination for lovers of the **Tuscan countryside**, without sacrificing proximity to the services of nearby towns such as Bucine and Montevarchi.

The nearby town has a supermarket, banks, a pharmacy, restaurants, a bakery, bars, hairdressers, a laundromat, and an **18-hole golf course**. In San Giovanni Valdarno and Montevarchi, on the other hand, there are larger supermarkets, sports facilities, and fashion outlets.

DESCRIPTION OF THE BUILDINGS

The former mill (358 sqm – 3,852 sqft) is divided into three separate apartments, each with its own privacy, and a detached annex, which has also been converted into an independent living unit, although the two central apartments can be combined into a single apartment with existing plans and renderings. The apartments, completely renovated in a rustic style, include living areas, built-in kitchens, bedrooms and bathrooms, with private courtyards and access to the pool.

- **Apt. N°1** (94 sqm – 1,011 sqft): eat-in kitchen, living room, bathroom, hall, two bedrooms and bathroom. Each room is bright and cozy, with direct exit to the garden.
- **Apt. N°2** (160 sqm – 1,722 sqft): kitchen, living room and an area carved out of the rock (perfect for making a sauna, creating a relaxing oasis inside the house), two bedrooms, one of which has an en-suite bathroom, additional bathroom, double room carved out of the turret and attic. All levels, except for the turret, have access to the outside.
- **Apt. N°3** (90 sqm – 968 sqft): kitchen, living room, two bedrooms and two bathrooms.

The **guesthouse** (53 sqm – 570 sqft) is a single-story building consisting of kitchen, large living room, bedroom and bathroom, all organized to have maximum versatility and functionality.

HISTORY, STATE AND FINISHES

Built in the 18th century, this property was part of a complex of three mills that depended on the curia of Florence. Its main role was to grind flour, particularly chestnuts and chickpeas, to supply the Spedale di Fiesole. Loads of flour were transported daily in horse-drawn wagons, highlighting the mill's importance in local food production.

Mulino Rosso has preserved many of its original architectural features, thanks to a long and careful renovation supervised by the Department of Fine Arts. During the restoration work, special attention was given to the preservation of specific parts of the old mill, such as the galleries where the water flowed from the millpond that turned the millstone. These tunnels are visible both from the floor of one of the apartments and from the outside access, offering evidence of the mill's past. Original and typical Tuscan materials were used in the renovation, maintaining the historic integrity of the building. The tiles in the bathrooms and kitchens are rough travertine, the masonry kitchen countertops are smooth travertine, and the floors are terracotta. Handcrafted ceramic decorations and untreated brass faucets add a touch of authenticity and refinement to the interiors, creating an environment that reflects the rustic Tuscan style.

EXTERIORS

The mill, in addition to offering these four unique apartments, is surrounded by a **5,700-square-meter garden** of fragrant essences and features a unique **17 x 8 m swimming pool** carved from the ancient gora.



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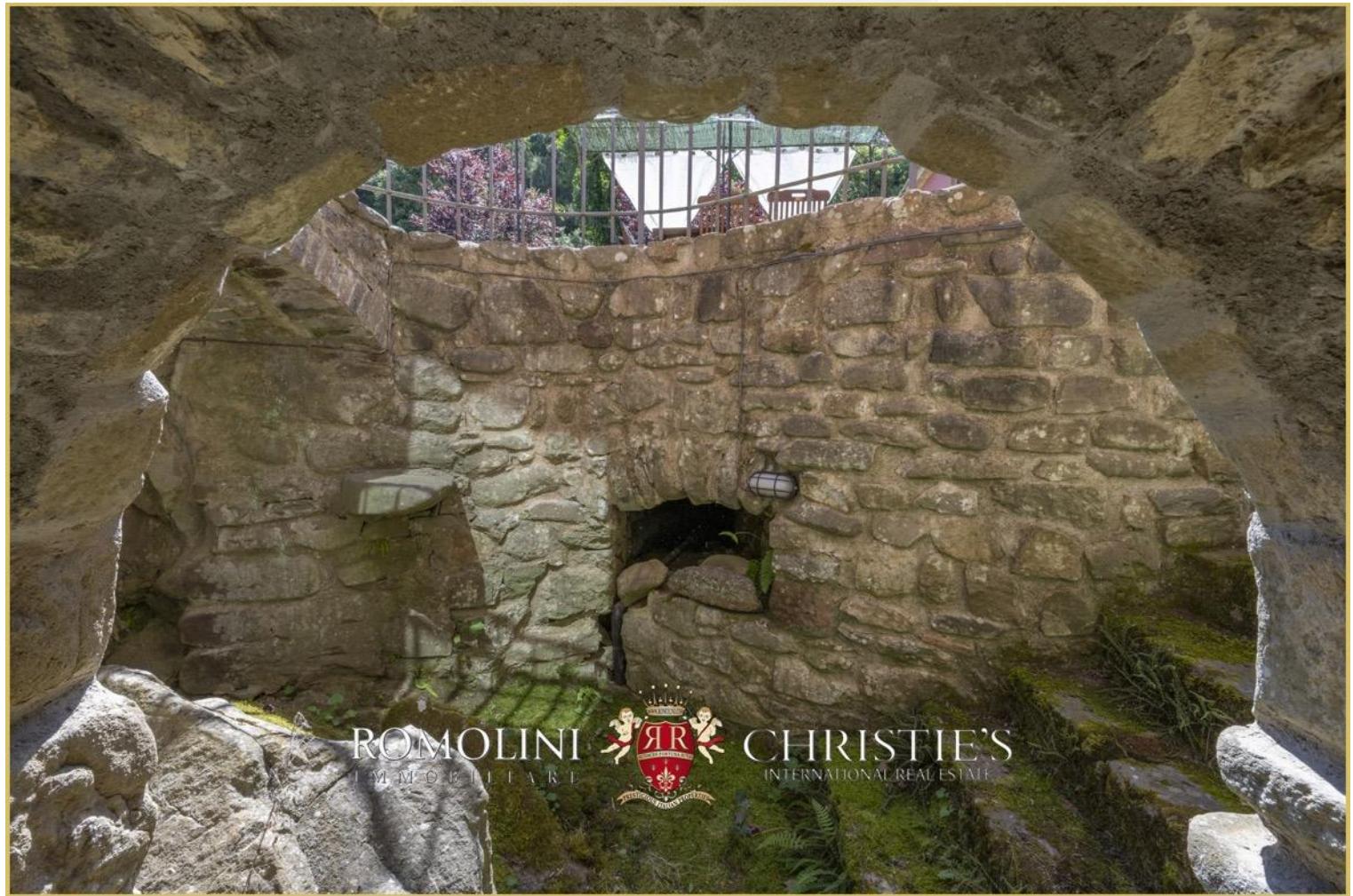


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