

Ref. 2625 – **MULINO SAN GIUSTINO**www.romolini.co.uk/en/2625

FORMER MILL TO BE RESTORED FOR SALE IN SAN GIUSTINO, UMBRIA

San Giustino – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
512 sqm

Bedrooms
Up to 6

Bathrooms
Up to 3

Total Land
7,500 sqm

In a beautiful location surrounded by nature and very sunny, this charming rural property, formerly a mill, is located in San Giustino, between Umbria and Tuscany. The mill, on three levels, includes two dwellings and funds, as well as stables and a ruin. The private land of 7,500 sqm is ideal for horses. Excellent opportunity for both private residence and accommodation business, with potential for expansion.

SUMMARY OF THE PROPERTY

REFERENCE #: 2625 – MULINO SAN GIUSTINO

TYPE: old stone mill with land

CONDITIONS: to be restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 512 square meters (5,509 square feet)

TOTAL ROOMS: 15

BEDROOMS: up to 6

BATHROOMS: up to 3

ANNEXES: former stables, ruin

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original fireplace, loggia, stream, outbuildings to be renovated, development potential for accommodation business

EXTERIORS: 7,500 square meters (1.8 acres)

GARDEN: to be recovered

SWIMMING POOL: no

ELECTRICITY: already connected

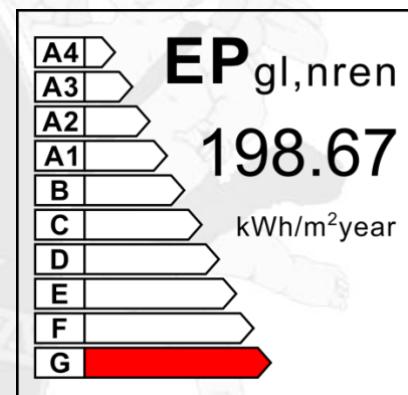
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: two fireplaces



CLOSEST CITIES AND TOWNS

Closest services (7km; 11'), San Giustino (11km; 16'), Città di Castello (13km; 20'), Sansepolcro (20km; 22'), Anghiari (26km; 30'), Monte Santa Maria Tiberina (25km; 35'), Montone (33km; 40'), Umbertide (40km; 35'), Arezzo (44km; 55'), Gubbio (64km; 1h), Cortona (68km; 1h15'), Perugia (66km; 1h), Passignano sul Trasimeno (76km; 1h10'), Assisi (83km; 1h10')

CLOSEST AIRPORTS

Perugia San Francesco (66km; 1h), Firenze A. Vespucci (138km; 1h 55'), Bologna G. Marconi (195km; 2h 30'), Pisa G. Galilei (198km; 2h 30'), Roma Ciampino (247km; 2h 55'), Roma Fiumicino (261km; 3h)

MULINO SAN GIUSTINO

In a charming and very sunny location, immersed in the tranquility of nature, lies this charming **rural property**, formerly used as a mill. It is located in **San Giustino**, a small town in the Upper **Tiber Valley** on the border between **Umbria** and **Tuscany**, in an area where there are several old mills, historical evidence of the area, which used the power of channeled water to drive grinding mechanisms, of which the large wooden wheel is still visible.

Basic services can be reached in about ten minutes by car. The nearest airport is Perugia Airport (66 km; 1h) but for intercontinental flights the terminals in Bologna, Pisa, and Rome are recommended.

DESCRIPTION OF THE BUILDINGS

The property is bordered by a gentle stream and consists of an **old mill** (292 sqm – 3,142 sqft) on three levels, divided into two dwellings plus several cellars/storage rooms on the ground floor.

The property also includes the **former stables** (120 sqm – 1,291 sqft), easily converted into a charming guest house, and a **ruin** (100 sqm – 1,076 sqft) to be rebuilt.

The buildings are surrounded by a **private plot of 7,500 sqm (1.8 ac)**, completely flat and ideal for horses.

USE AND POTENTIAL USES

This property represents a very interesting opportunity, both for those who want a private residence surrounded by nature and for those who intend to develop an accommodation business, thanks to the ample surfaces and the possibility of expansion. The potential conversion of existing spaces offers considerable flexibility to adapt the property to the specific needs of the buyer.

The surrounding environment, with its serenity and the beauty of the landscape, makes this property unique, perfect for those seeking a retreat away from the chaos of the city, but at the same time equipped with all the spaces and opportunities for a life in contact with nature.

In addition, there is the possibility of acquiring additional contiguous land, both flat arable and hilly woodland, for a total of 16.0 hectares (39.5 acres), further expanding the property's potential.



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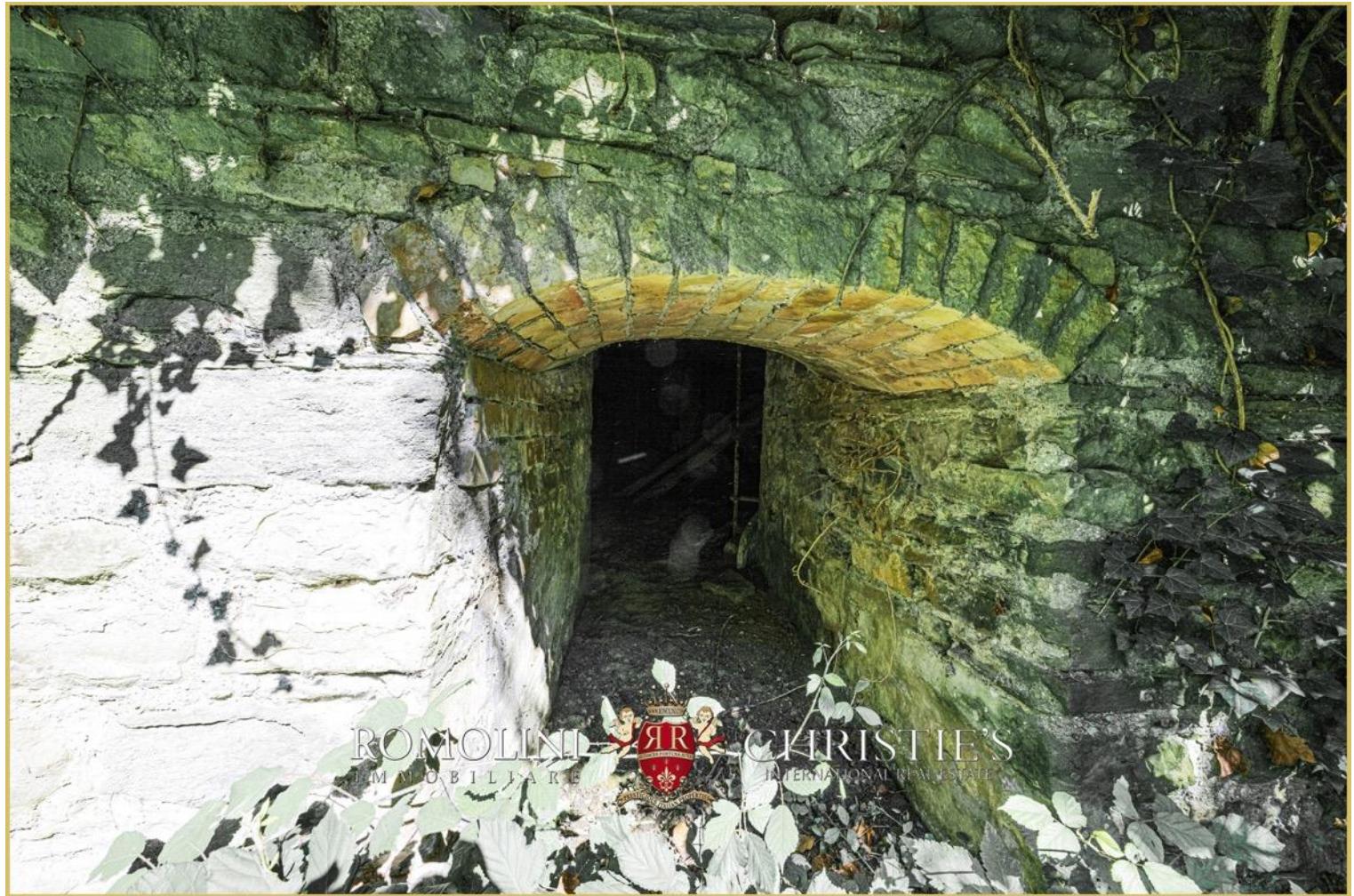


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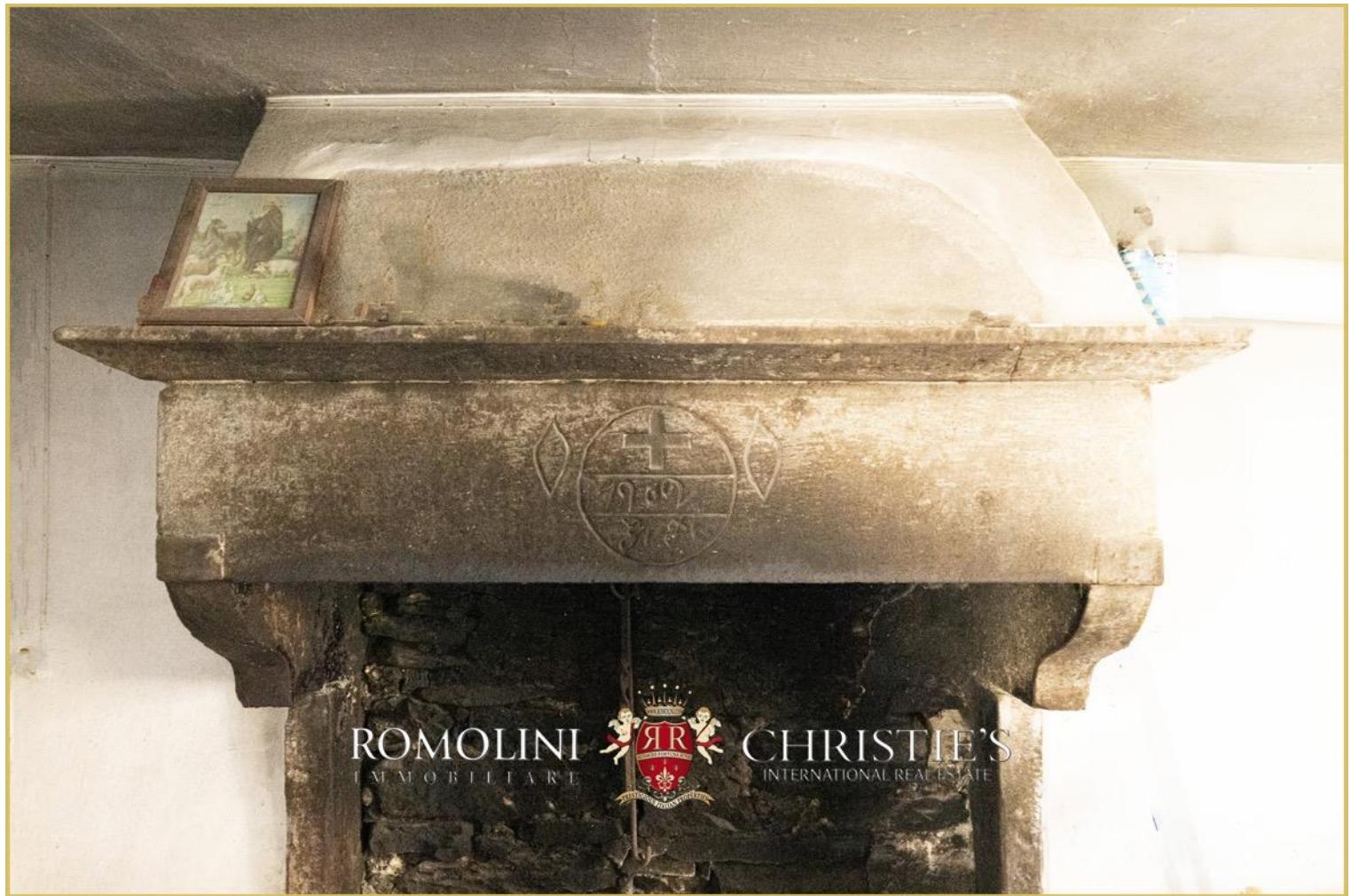


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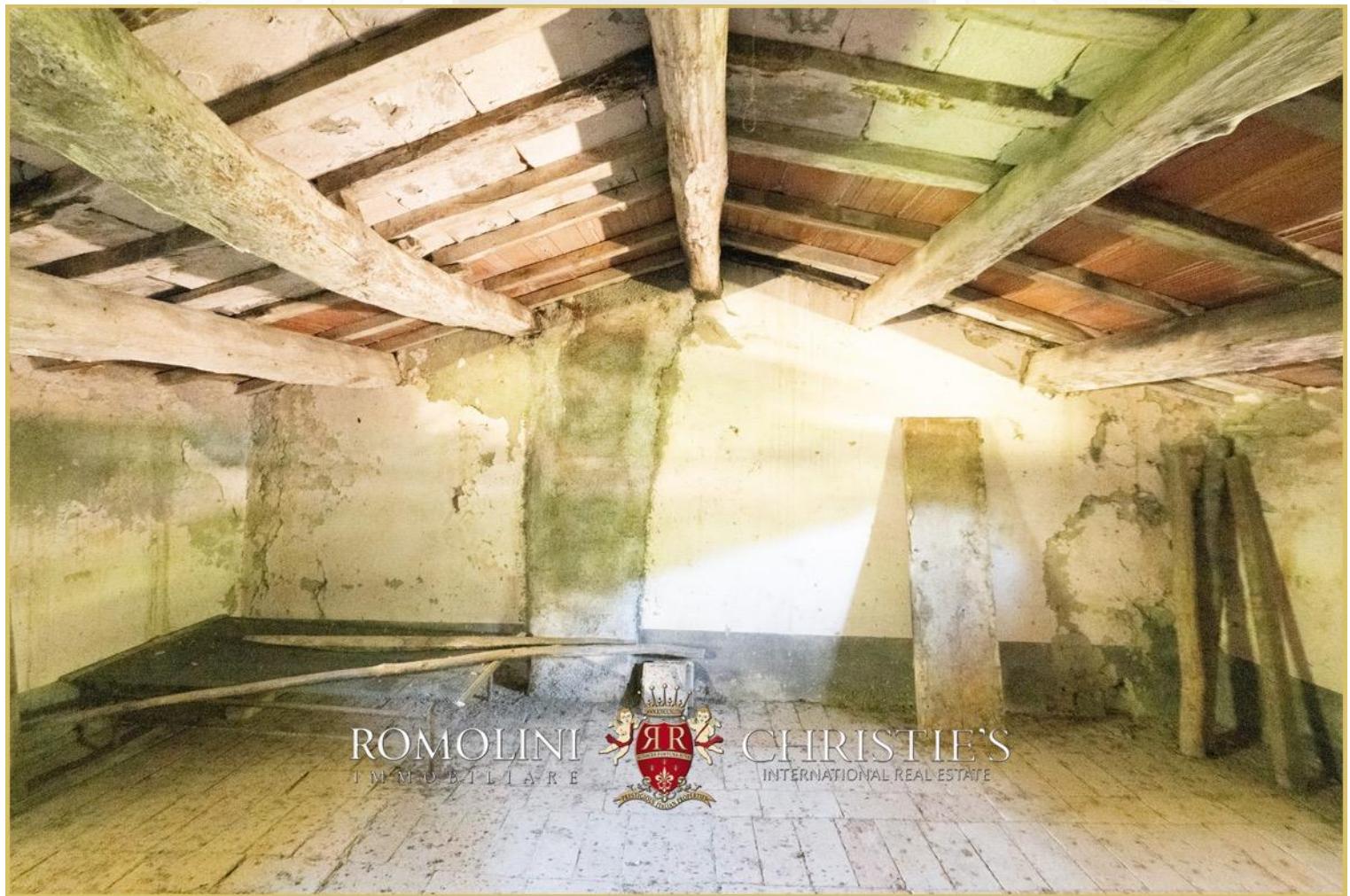
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com