

## RENOVATED FORMER MILL WITH POOL FOR SALE IN CAPRESE MICHELANGELO, TUSCANY

Caprese Michelangelo – Arezzo – Tuscany



**Interiors**  
768 m<sup>2</sup>

**Bedrooms**  
6

**Bathrooms**  
4

**Total land**  
10.9 ha

**Swimming pool**  
10 × 3 m

Immersed in the green hills of Caprese Michelangelo, bordering a wonderful stream and with breathtaking views of the valley, renovated old mill renovated with dependance and 11 hectares of land for sale. The property is located in an extremely private position, at the end of a dirt road in excellent condition, and offers great privacy and tranquility.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3025 – MULINO DELLA BADIA

**TYPE:** old mill

**CONDITIONS:** restored

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (900 m)

**INTERIORS:** 768 square meters (8,253 square feet)

**TOTAL ROOMS:** 27

**BEDROOMS:** 6

**BATHROOMS:** 4

**ANNEXES:** guesthouse, barn

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta flooring, fireplace, panoramic swimming pool, garden with stream, olive trees

**EXTERIOR:** 10.9 hectares (26.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 10 × 3 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** possible

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 286.20 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Caprese Michelangelo (3km; 5'), Pieve Santo Stefano (8km; 10'), Anghiari (17km; 20'), Sansepolcro (23km; 25'), Arezzo (42km; 50'), Perugia (89km; 1h 20'), Montepulciano (92km; 1h 30'), Pienza (98km; 1h 35'), Siena (114km; 1h 35'), Florence (119km; 1h 40'), Montalcino (121km; 2h), San Gimignano (157km; 2h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (86km; 1h 15'), Firenze A. Vespucci (128km; 1h 40'), Bologna G. Marconi (174km; 2h), Roma Ciampino (269km; 2h 50'), Roma Fiumicino (287km; 3h)

## MULINO DELLA BADIA

Immersed in the green hills of **Caprese Michelangelo**, bordering a wonderful **stream** and with **brehtaking views of the valley**, renovated **old mill** renovated with dependance and **11 hectares of land** for sale. The property is located in an extremely private position, at the end of a dirt road in excellent condition, and offers great privacy and tranquility.

The town of Caprese Michelangelo, easily accessible by car in less than five minutes, has all the services for everyday needs (small supermarket, pharmacy, banks, excellent restaurants, and schools). From here, you can descend towards the **Tiber Valley** via two different roads in about 15/20 minutes.

## DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (536 m<sup>2</sup> – 5,757 ft<sup>2</sup>, 5 bedrooms and 2 bathrooms) develops on three levels and was originally a mill. On the ground floor, there are three large cellar rooms. The first floor houses the living area with kitchen, living room, dining room, bedroom, and bathroom. The second floor is the night zone, consisting of four bedrooms, a bathroom, and a cozy living room.

The **guesthouse** (146 m<sup>2</sup> – 1,571 ft<sup>2</sup>, 1 bedroom and 2 bathrooms) is spread over two levels. On the ground floor, there is a spacious tavern, a bathroom, a laundry room, and a small cellar. The upper floor, also accessible directly from the outside at the back, includes a kitchen with a panoramic terrace, living room, bedroom, and bathroom.

Completing the property is a scenic **former barn** (86 m<sup>2</sup> – 925 ft<sup>2</sup>) completely renovated. On the ground floor, there are three storage rooms, while the upper floor hosts a magnificent open space environment with a splendid view of the valley and the pool area, perfect as a relaxation space, creative studio, or convivial area for receptions and dinners with friends.

## EXTERIOR

The buildings are surrounded by **3,300 m<sup>2</sup> of well-maintained garden** with a **10 × 3 m swimming pool** and a shaded pergola for outdoor relaxation.

The agricultural land extends over approximately **10.6 hectares (26.2 acres)** and includes extensive portions of woodland (5.7 ha) and arable/pasture land (4.6 ha), thus offering multiple utilization possibilities. Not far from the house is a **small olive grove** (2,450 m<sup>2</sup>) that allows for the production of a small amount of oil for private use.



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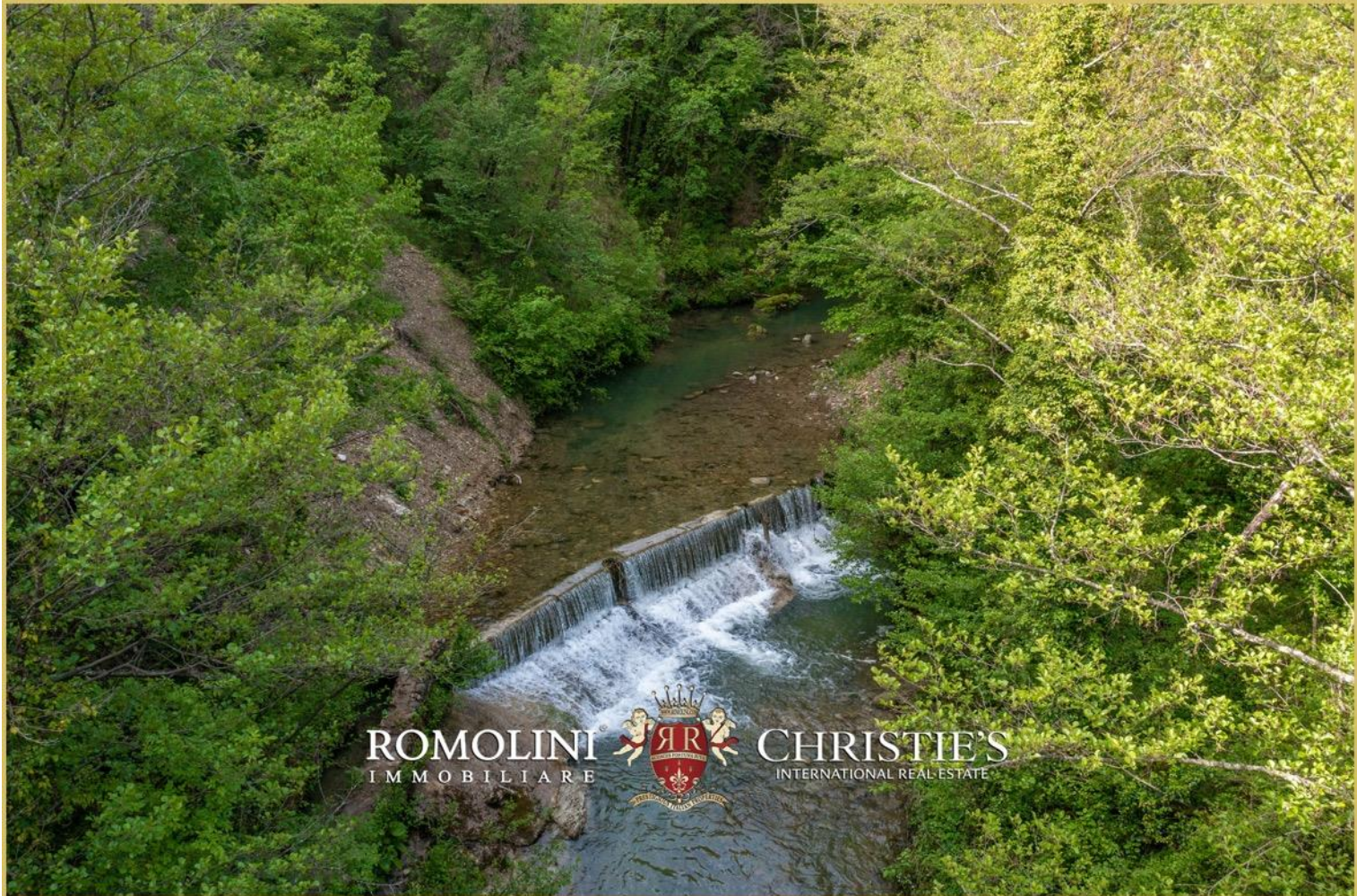
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