

Ref. 3077 – **CASALE ANTICA MACINA**

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RESTORED FORMER MILL WITH GARDEN FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany



Interiors
292 m²

Bedrooms
3 (up to 4)

Bathrooms
5

Total land
7,800 m²

Located on a hilltop, just 10 km from Arezzo, this charming semidetached farmhouse combines the charm of tradition with the comfort of a recent renovation. The property is easily accessible and well connected to main services, while maintaining a private and green setting. After being completely renovated in 2011, the house has an independent entrance, is surrounded by a well-kept private garden of about 600 m² on two sides, and is finished with an olive grove of 7,200 m².

SUMMARY OF THE PROPERTY

REFERENCE #: 3077 – CASALE ANTICA MACINA

TYPE: former mill

CONDITIONS: restored (2011)

LOCATION: hilly, panoramic

ACCESS: unpaved road (150 m)

INTERIORS: 292 square meters (3,142 square feet)

TOTAL ROOMS: 12

BEDROOMS: 3 (up to 4)

BATHROOMS: 5

ANNEXES: storage

MAIN FEATURES: stone and brick walls, wooden beams, concrete and parquet flooring, original stone mill, garden, olive trees

EXTERIOR: 7,800 square meters (1.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  **B** (EP_{gl, nren} = 75.60 kWh/m²year)

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Arezzo (10 km; 15'), Civitella in Val di Chiana (15 km; 20'), Castiglion Fiorentino (25 km; 30'), Cortona (35 km; 40'), Lucignano (35 km; 40'), Monte San Savino (38 km; 40'), Anghiari (40 km; 45'), Sansepolcro (45 km; 50'), Montepulciano (55 km; 50'), Pienza (70 km; 1h 5'), Siena (75 km; 1h), Città di Castello (70 km; 1h), Perugia (85 km; 1h 10'), Montalcino (95 km; 1h 30'), Assisi (105 km; 1h 25'), Florence (80 km; 1h), San Gimignano (120 km; 1h 40'), Volterra (145 km; 2h), Bologna (170 km; 2h), Pisa (175 km; 2h 15'), Lucca (165 km; 2h 5'), Rome (205 km; 2h 20')

CLOSEST AIRPORTS

Firenze A. Vespucci (85 km; 1h), Perugia San Francesco (95 km; 1h 20'), Pisa G. Galilei (175 km; 2h 15'), Bologna G. Marconi (170 km; 2h), Rimini F. Fellini (175 km; 2h 15'), Rome Ciampino (220 km; 2h 35'), Rome Fiumicino (240 km; 2h 45')

CASALE ANTICA MACINA

Located on a hilltop, just 10 km from **Arezzo**, this charming semidetached **farmhouse** combines the charm of tradition with the comfort of a recent renovation. The property is **easily accessible** and **well connected** to main services, while maintaining a private and green setting.

The property is built from the renovation of an **ancient oil mill** (251 m² – 2,701 ft²) used for olive pressing, originally an accessory building of the adjacent historic villa. Evidence of its old purpose is still preserved in the original stone millstone, a precious historic element that recalls the building's original use for producing valuable extra virgin olive oil.

After being completely renovated in **2011**, the house has an independent entrance, is surrounded by a well-kept private garden of about 600 m² on two sides, and is finished with an olive grove of 7,200 m² on the slope below the house. These outdoor areas provide the perfect space for outdoor living, pursuing personal interests, and producing oil for family needs.

The interior spaces are distinguished by refined finishes, high-quality materials, and extraordinary brightness, thanks to the excellent exposure. The layout of the spaces is particularly rational and functional.

On the ground floor, the living area consists of welcoming rooms well connected to each other, with the added value of direct access to the garden from both sides of the house, a feature that guarantees continuity between indoors and outdoors and allows outdoor living at any time of the day. At the end of the floor are a laundry, a bathroom and an office space (usable as bedroom).

The sleeping area, located upstairs and accessible via an elegant staircase, is also bright and well organized. A convenient corridor leads to three bedrooms, all generously sized and each with its own private bathroom, ensuring maximum comfort and privacy for guests and family members.

In the garden, there is also a convenient **auxiliary room** (29 m² – 312 ft²), usable as a storage, workshop or shed, a service bathroom, and through a short external staircase, the **technical room** (12 m² – 129 ft²) underground dedicated to plant systems.



























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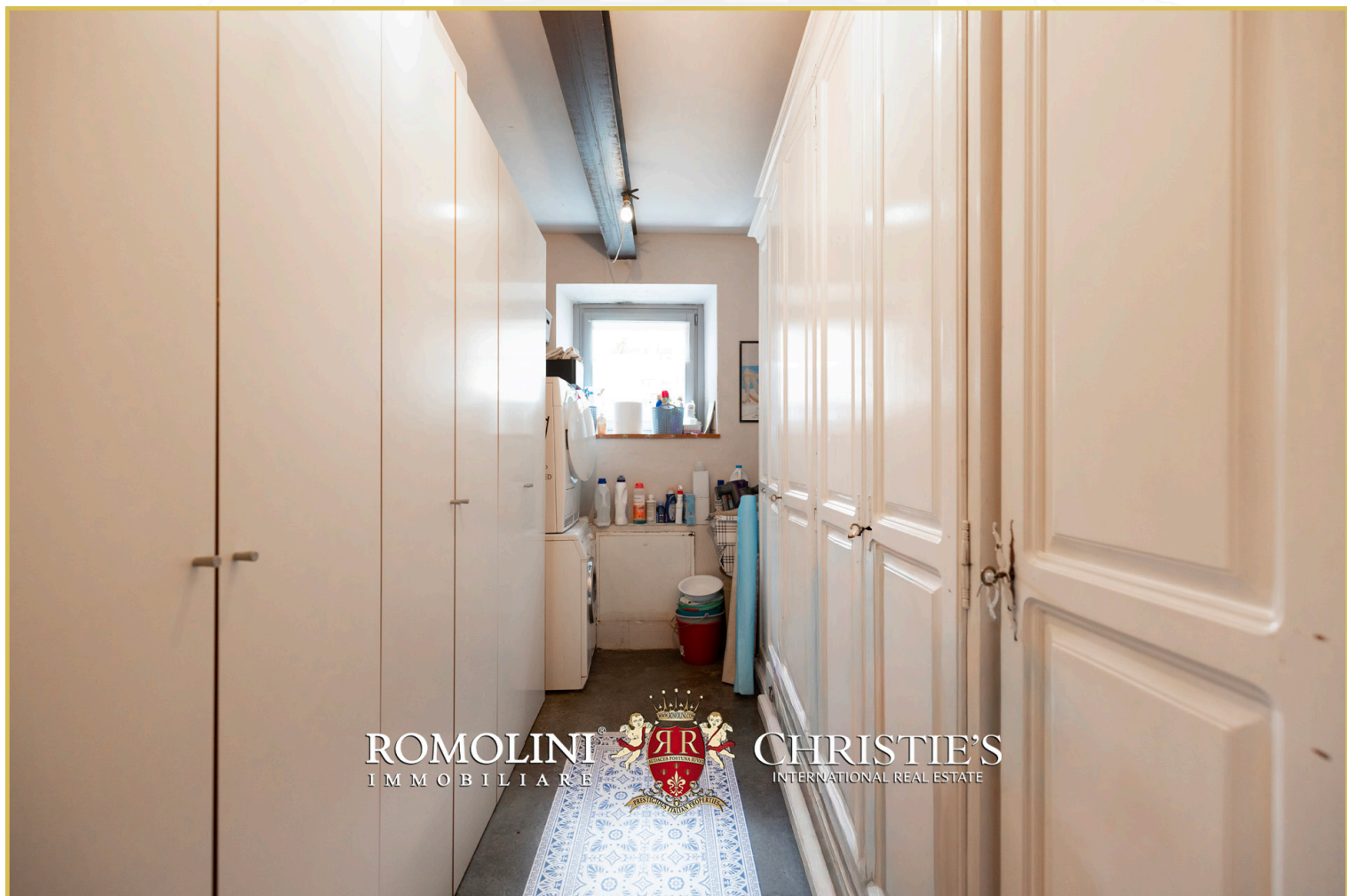




























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