



Category: Farmhouse

Location: Terranuova Bracciolini

Province: Arezzo

Rif: 318

Premises surface: 870

Price: 990.000,00

Reference: 318

N° bagni: 10

N° Camere: 10

Old mill, expertly restored in a residential building, where time seems to have stopped, property for sale a few kilometers from Florence. The property consists of a nucleus with a lively structure and all made of stone and exposed brick, with attics supported by wooden beams on the upper floors and vaulted ceilings with exposed bricks like that of the ancient mill, so 'rare architectural beauty for this context. The land surrounding the core of the buildings is about 2 hectares and alternates between olive trees (about 400 plants) and clearings lapped by the Loro river, whose waters were once wisely harnessed to move the millstones in said mill. Despite the fact that to reach it you go down a wooded path, we are at an altitude of about 300 meters above sea level and this means that the microclimate is pleasant, the view open and without pylons for high voltage power lines. In addition to the water present in the stream for most of the year, the residential nucleus also has a connection to the public aqueduct and its sewer connection; winter heating and hot water production are instead relegated to three independent boilers (two for LPG and one for diesel), whose fuel is stored in a tank for LPG and one for diesel. THE PROPERTIES: The real estate part consists of three nuclei composed and articulated as follows: First property. What was once a mill today houses two apartments, one of which has 7 rooms as well as accessories such as large tavern, cellar, hallway, closet, toilet on the first and second floor as well as a large terrace. Arranged entirely on the ground floor of this building, the second apartment consists of 5 rooms plus accessories such as toilet, hallway, laundry and greenhouse. Second property. It too is spread over two floors above ground and includes an apartment with 3 rooms and accessories such as bathroom, shower and cellar; it also includes an upstairs apartment, again with 3 rooms, with two toilets and a terrace. Third property. This too is spread over two floors of which on the ground floor there is the gym / beauty farm as well as showers, toilets and changing rooms available for guests, cellars and tool sheds. On the upper floor, which is accessed via an external staircase, a 3-room apartment has been created as well as two toilets, a loggia and a terrace. Everything complies with the projects

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is spread over a usable area of 650 square meters. The housing complex is equipped with a 10 m swimming pool. x 5 m. made with an underground load-bearing structure in reinforced concrete and covered in pvc. It is surrounded by a large area intended for a flat roof, alongside a large wooden pergola shaded by an imposing walnut. The current owners, after the restoration works, built there, in addition to their own home, an agritourism accommodation managed to date.





