



Mulino di Sopra

Asking Price: €1,350,000.00 Euro

Location: Civitella Marittima, Tuscany



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DESCRIPTION

Recently restored to the very highest standards, this wonderful property still retains many of the original Tuscan features including terracotta floors and ceilings, large exposed wooden beams, open fireplaces and mill stones.

The property is currently c. 300sqm and has been restored to retain light and space with large open plan rooms. A huge bedroom dominates the lower level which also has a designer bathroom, a second large double bedroom, a large hallway and a store room. The upper level layout mirrors the lower level with a huge kitchen/dining room, a large living room, a designer shower room and a large hallway.

The upper level hallway leads out onto two large terraces from which there is a good view of the new 10 x 5m swimming pool, the gardens and across the valley. Under the terraces is a large technical room and storage area.

On a separate lawn is a secluded 6 x 6m wooden studio/office which has electricity, heating, air conditioning and a telephone connection. This unit has full planning consent and so does a new 3 berth car-port.

Other important features of the house are:

- A security system protects all doors and windows and has sensor monitors in all rooms
- There are state-of-the-art open/closed fireplaces in the living room, dining room and master bedroom.
- The kitchen is fully fitted with new "Smeg" equipment including a dishwasher, washing machine, double-oven, 6 gas/electric hobs and extractor fan. There are new granite work surfaces (including a large breakfast bar) farmhouse cupboards and a double granite sink.
- During the renovation, the house has had new plumbing and electricity systems.
- The gas heating system is new and this also acts as the air conditioning system.
- The house is supplied by free well water which is filtered and has been tested and approved.
- The 800m approach road has recently been professionally graded and compacted with a proper drainage system.

Mulino di Sopra is a quiet, secluded and private property which is 2km from the medieval Tuscan village of Civitella Marittima. The ski slopes of Monte Amiata and the Mediterranean sand beaches are both a 45 minute drive. The famous cities of Siena, Monteriggioni and San Gimignano are approximately a 40 minute drive with Florence and Arezzo approx 1 hour away. Pisa and Rome Fuimicino Airports are 1 hour 45 minutes.

GENERAL INFORMATION

VIEWING

Strictly by appointment with Purple Fete. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

IMPORTANT NOTICE

Purple Fete, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Purple Fete have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Properties purchased in Italy there is 3% agents fee due at the signing of the preliminary contract.



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