

for sale in Montañione

€ 1.300.000

Ref. 755



400 sq.m. | Bathrooms: 4 | Bedrooms: 7 | Rooms: 12

IF YOU WANT TO READ ALL THE DESCRIPTION YOU CAN GO TO OUR WEBSITE AND ENTER THE CODE 755

Splendid restoration of an ancient mill in the Montañione valley, just 800 m from the town center. Through a partly dirt and asphalted road, you reach the valley circumscribed by the Egola river, which on one side marked the limit of the property, and on the other side is marked by the road that leads only to the property. The land is about 1.5 hectare and has partly olive trees, about 100 trees, and partly gardens. In the garden there is a 10x5m swimming pool with porphyry solarium all around the pool, shower and machinery, relaxation area and gazebo. In the park there is an Arena football pitch.

The property includes 2 buildings, the main house of 300 square meters and the barn of 100 square meters.

The main house consists of 2 apartments: IL MOLINO and LE VOLTE both made with local stone, even the facades have been kept as original.

IL MOLINO: Country house on 3 levels for a total of 250 square meters. Ground floor - of partly medieval origin, once used as an oil mill, it has been completely renovated and converted into a kitchen of about 30 square meters with a large fireplace and the whole kitchen has been built with recycled materials. The kitchen leads to a private courtyard paved with terracotta tiles, of about 100 square meters. Next to the kitchen there is a utility room with laundry. Outside near the kitchen there is an old wood-burning oven with a roof. From the kitchen there is a staircase made with salvaged terracotta bricks, which leads to the upper floor. First floor - living room with large fireplace built with salvaged beams of the same ceilings, completely renovated with terracotta beams and bricks, this room is also accessed via an external staircase, in fact this is the main entrance. On the same floor are the main bathroom, very large with tub and shower and walk-in

closet, a triple bedroom, a double bedroom with terrace and a single bedroom. On this floor there is the boiler room. The heating of the whole property is on LPG, there is an underground tank near the road. Second floor - going up to the upper floor via a terracotta and wooden staircase, there is the turret where there are two bedrooms and a bathroom. The whole floor has original beams and bricks. LE VOLTE: Smaller apartment of about 55 square meters. Entrance into the kitchen - dining room, on the right there is the bedroom with built-in wardrobe and on the left there is the large bathroom. housing structure on the ground floor of approx. 55. All windows are made of painted metal, shatterproof glass. there is the main bathroom, very large with tub and shower and walk-in closet, a triple bedroom, a double bedroom with terrace and a single bedroom. On this floor there is the boiler room. The heating of the whole property is on LPG, there is an underground tank near the road. Second floor - going up to the upper floor via a terracotta and wooden staircase, there is the turret where there are two bedrooms and a bathroom. The whole floor has original beams and bricks. LE VOLTE: Smaller apartment of about 55 square meters. Entrance into the kitchen - dining room, on the right there is the bedroom with built-in wardrobe and on the left there is the large bathroom. housing structure on the ground floor of approx. 55. All windows are made of painted metal, shatterproof glass. there is the main bathroom, very large with tub and shower and walk-in closet, a triple bedroom, a double bedroom with terrace and a single bedroom. On this floor there is the boiler room. The heating of the whole property is on LPG, there is an underground tank near the road. Second floor - going up to the upper floor via a terracotta and wooden staircase, there is the turret where there are two bedrooms and a bathroom. The whole floor has original beams and bricks. LE VOLTE: Smaller apartment of about 55 square meters. Entrance into the kitchen - dining room, on the right there is the bedroom with built-in wardrobe and on the left there is the large bathroom. housing structure on the ground floor of approx. 55. All windows are made of painted metal, shatterproof glass. a double bedroom with terrace and a single bedroom. On this floor there is the boiler room. The heating of the whole property is on LPG, there is an underground tank near the road. Second floor - going up to the upper floor via a terracotta and wooden staircase, there is the turret where there are two bedrooms and a bathroom. The whole floor has original beams and bricks. LE VOLTE: Smaller apartment of about 55 square meters. Entrance into the kitchen - dining room, on the right there is the bedroom with built-in wardrobe and on the left there is the large bathroom. housing structure on the ground floor of approx. 55. All windows are made of painted metal, shatterproof glass. Second floor - going up to the upper floor via a terracotta and wooden staircase, there is the turret where there are two bedrooms and a bathroom. The whole floor has original beams and bricks. LE VOLTE: Smaller apartment of about 55 square meters. Entrance into the kitchen - dining room, on the right there is the bedroom with built-in wardrobe and on the left there is the large bathroom. housing structure on the ground floor of approx. 55. All windows are made of painted metal, shatterproof glass. housing structure on the ground floor of approx. 55. All windows are made of painted metal, shatterproof glass. housing structure on the ground floor of approx. 55. All windows are made of painted metal, shatterproof glass.

THE BARN The barn has a totally different style, more modern with antique details with reused materials, but still charming and warm. It consists of an entrance through the porch on the large kitchen, which through a small arch leads to the living room, the bathroom and a bedroom, in the attic overlooking the living area there is the other bedroom. The heating system works with wood stoves that heat the whole house very well.

Certification

Energy Class: G

Features

Code: 755	Reason: Sale
Zip Code: 50050	Municipality: Montaione
Total Square Meters: 400 sq.m.	Bedrooms: 7
Bathrooms: 4	Rooms: 12
State of Preservation: Restored	: 8
Level: Multi-Storey	Total Floor: 3

Heating: Heating	Parking: Uncovered Parking
Garden: Private, 15.000 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	Porch
Tv SAT : Autonomous	Closet
ADSL Coverage	Fireplace
Telephone System	Wiring : By Law
Shower	Wooden Window Frames
Shutters	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





