

Detached house a Caviglia

Country House For Sale

**SANTANDREA**  
luxury houses

Price: €1,100,000

Bedrooms: 7

Bathrooms: 6

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Caviglia Toscana

**Caviglia (Arezzo) - Villa in Caviglia (AR)**

Charming ancient Mill with swimming pool and private park in the municipality of Caviglia (AR) on the border with Gaiole in Chianti (SI).

When we arrive at the ancient mill of the 1700s, we immediately breathe a bucolic atmosphere of absolute relaxation. It is situated in a semi-hilly position with open views of the surrounding countryside.

The beautiful today's structure is the result of an important renovation carried out from 1995 to 2005 by the current owners, which brought the mill back to its original beauty.

It consists of a main building (former mill) where are 3 apartments, with 2 bedrooms and 2 bathrooms each, and an annex (barn) with toilet, for a total of 465 square meters.

Each apartment has its own independent entrance as well as a part of a private courtyard.

The floors are in Tuscan terracotta, some walls are the original ones in stone, travertine marble and precious ceramics in the bathrooms.

Being a single building, the apartments can be easily brought back to a single-family home.

The property includes a well-kept park of about 2,200 square meters. and a splendid swimming pool (20x11 mt.) fed by a waterfall and obtained from the old water storage tank that was used to move the mill.

The property is fully fenced and alarmed. The price includes the furnishings.

Evidence of the ancient use of the water mill for grinding grain and wheat are two small tunnels as tall as a person at the base of the mill, currently usable as cellars.

Independent gas heating and private well for water supply.

The current owners have been successfully hosting accommodation there for over 15 years. It is possible to purchase additional land to transform the complex into an agriturismo.

**LOCATION**

This property is in the Municipality of Caviglia in the countryside just 15 minutes from Montevarchi and

the A1 highway to Rome/Milan . Nearby are the villages of Gaiole and Radda in Chianti.  
The City of Florence is 45 minutes . No dirt road to reach the property.

Distances :

Montevarchi 8 km.

Florence 55 km

Florence International Airport 65 km

Arezzo 40 km

Siena 45 km.

Gaiole in Chianti 13 km.

Highway A1 S.Giovanni Valdarno 13 km

Golf club Le miniere Cavriglia 13 km

Roma airport 275 km

Services

wi-fi connection- irrigation system - Bar, restaurant 1 km. All services 8 kms.

Number of rooms:14

Number of bedrooms:7

Number of baths:6

Concierge:No

Elevator / Lift:No

Garden:Private

Swimming pool:Private

Heating:Autonomous

Air-conditioning:Provision

Year renovated:2005

