

# Mulino di Sopra, Civitella Marittima, Tuscany

Luxury 5 bedroom private riverside villa in 3 acres landscaped gardens

**Euro995,000**



## Details

Main house: 300sqm / 3 double bedrooms  
Studio: 57sqm / open plan or 2 bedrooms  
Recently restored with highest quality materials  
Rural view  
Good white 800m access road  
1.50 hectares – 3 acres

## Services

New electricity system  
New gas system  
Free filtered well water for the house  
Free water for the garden irrigation system  
Telephone  
Wireless broadband internet  
New septic tank

## Nearest towns

Civitella Marittima 5 mins  
Paganico 10 mins  
Grosseto 20 mins  
Siena 25 mins  
Monteriggioni 30 mins  
San Gimignano 40 mins  
Florence 60 mins  
Rome 90 mins

## Nearest airports

Pisa 1 hour 30 mins  
Florence 1 hour 15 mins  
Rome 1 hour 30 mins

## Other info

Beach 30mins  
Skiing 30 mins  
Golf 40 mins

## Features

1000+ years old  
Original arches  
Exposed beams  
Open/closed fireplaces  
Vaulted ceilings  
Security system  
Central heating/Air conditioning  
Swimming pool  
Separate 36sqm studio with utilities  
Sky TV UK & Italy  
Built-in sound systems  
Automatic irrigation system  
Legal approvals for all work  
New roof, floors, doors and windows  
Approval granted for 36sqm extension



**Mulino di Sopra** ("Mill Above") dates back to 976AD. Recently restored to the very highest standards (and with all of the necessary legal approvals), 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 total living area of the property is c. 300sqm and has been restored to retain light, air and space with large open plan rooms.



The lower level has a huge room (12 x 6m) which has been sympathetically partitioned into two large double bedrooms (6 x 6m). There is a designer bathroom (Antonio Lupi), a large master double bedroom (6 x 6m), a large hallway and a store room.



The upper level layout largely mirrors the lower level with a huge kitchen/dining room (12 x 6m), a large living room (6 x 6m), a designer shower room and a large hallway. Planning consent has been granted for a 36sqm extension to the upper level which will add another double bedroom and a 14sqm open-plan room; perfect for an office space or children's area.

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.



The 1.5 hectares of land have recently been professionally landscaped and the entire property is now securely fenced around the perimeter. An automated irrigation system uses free well water. 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.

Finally, the stable block has recently been converted into a self-contained, "shell and core" 57sqm apartment. This can be finished with 2 bedrooms, a shower-room and kitchen/living room to offer private guest accommodation, a rental income opportunity or simply more living space. Alternatively the apartment can be left open plan and used as an impressive studio, office or children's play room..



Other important features of the main 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.
- The doors and windows are all solid wood. The windows also have tilt positions.
- During the renovation, the house has had new plumbing and electricity systems fitted.
- 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, tested and approved.
- The house is rented every year for 13 weeks at Euro2,000 per week.
- 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 30 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 30 minutes.





