



# Independent house for Sale in Cavriglia Montegonzi

## € 990.000

### Ref. CBI162-2576-378



**300 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 12**

#### **Ancient Mill with Garden and Pool: A Haven near Montegonzi**

Nestled in the heart of the picturesque hills overlooking Cavriglia and just a short distance from the charming medieval village of Montegonzi, this enchanting mill is now for sale. Skillfully renovated and currently operating as a hospitality business, the property features a spacious garden and a beautiful swimming pool, offering an unforgettable stay experience.

The complex consists of several independent living units, thoughtfully designed to ensure comfort and privacy for guests:

- **Guesthouse:** A cozy open-space unit that includes a living area, sleeping area, and private bathroom.
- **Main Building:** Two apartments arranged over two floors, each offering a bright living area, a characteristic masonry kitchen, two spacious bedrooms, and two bathrooms.
- **Terraced House:** A fully independent residence with a ground floor that includes a living area with kitchenette, a sitting room, and a bathroom. The first floor features two bedrooms and an additional bathroom.

The entire property has undergone a renovation in authentic Tuscan rustic style, preserving the historical charm of the original mill.

Each apartment has its own private outdoor space-perfect for enjoying moments of relaxation-along with access to the large shared swimming pool.



The hospitality business is currently fully operational. Its excellent location provides a delightful retreat for lovers of the peaceful countryside while remaining close to the nearby towns of Cavriglia and Montevarchi, both rich in services and attractions.

Lastly, there is an exciting opportunity to merge the various units into a single, prestigious private residence.

## Certification

**Energy Class:** G

## Property Informations

**Bedrooms:** 7

**Bathrooms:** 5

**Rooms:** 12

**Internal condition:** Restored

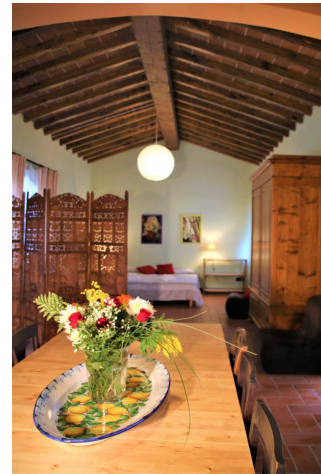
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**Current Status:** Available after the deed of sale

**Garden:** Private



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