



Rustic/Farmhouse/Court for sale in Bagno di Romagna

€ 700.000

Ref. CBI132-1802-91



700 sq.m. | Bathrooms: 9 | Bedrooms: 12 | Rooms: 20

Bagno di Romagna

Immerse yourself in nature completely, far from the frenetic pace of the city, the sound of water as an alarm clock in the morning and of animals during the day. If you come to visit this ancient mill from the 1700s, this is what it can offer, a "wild" life experience.

On the banks of the Bidente di Pietrapazza river, with a rocky wall as a natural amphitheater and seven hectares of private land, the mill has been renovated and in addition to being a residence, it is also an agritourism and guest house.

In fact, three buildings and a cabin guarantee up to 30 beds.

The actual mill is on two levels, with two three-room apartments with separate kitchen and porch each, and the restaurant on the level below immediately on the river bank.

Four more bedrooms with private bathroom, in the former stable with terrace and porch.

In the building that was once intended for rabbit breeding, a recreation room, a third three-room apartment with independent entrance, a large warehouse and an always comfortable and functional laboratory have been created.

The wooden cabin houses two double bedrooms with a bathroom.

Inside the property there is a pond with trout and carp, a pitch intended as a camping area for three families.

12 KW photovoltaic system, wood and pellet heating for the mill, LPG for the other buildings. The water supply is guaranteed both from the aqueduct and from the river. There are two imof pits with anaerobic filter.



Features

Property ID: CBI132-1802-91	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Via faltona
Municipality: Bagno di Romagna	Total sqm: 700 sq.m.
Bedrooms: 12	Bathrooms: 9
Rooms: 20	Internal condition: Good
Floor: On two-levels	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1700
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen











