



## **Rustic/Farmhouse/Court for sale in Borgo San Lorenzo**

### **€ 995.000**

### **Ref. CBI105-1138-6**



**300 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 14**

TUSCANY - FLORENCE - BORGO SAN LORENZO  
ESTATE WITH POOL AND MILL

The property is located in the province of Florence, in the heart of Mugello, a few km from Borgo San Lorenzo and more precisely in the hamlet of Ronta. It stands on the Enza River, close to a suggestive waterfall, immersed in the splendor of the Tuscan-Florentine countryside and consists of an Ancient Medieval Tower (XIV century) transformed into a Molino, in 1200, and enriched by the presence of a stone swimming pool and a outbuilding. Its interior is finished with quality materials and ancient, original and historical details such as, for example, on the ground floor the room with the original stone millstones and the floor also in original stone of the time. The fixtures are in chestnut wood, the thresholds and door and window frames in pietra serena.

Depending on your needs, you can choose between two alternatives:

The first option includes the renovated Molino in a house and the annex, including the land of about 5/6 hectares where there are natural lakes of inestimable beauty and 4 enchanting waterfalls of the Enza stream in whose crystal clear waters you can enjoy relaxing baths and be massaged. from the falls, experiencing unique emotions. Starting from the salt of the millstones, you enter the living room with fireplace and glass window, from which you can admire the view of the Enza river that crosses the entire property, and a patronal bathroom. A wooden staircase leads up to the first floor where we find a double living room and the kitchen, with the chimney hood carved into the stone. A bedroom, a study and a bathroom complete the floor. The floor is in fine Montecchi terracotta. The attic floor is accessed by a solid wood staircase, where we find a small living room, a kitchen, a bedroom and a bathroom and a



large closet. The roof has been renovated by inserting a noble copper roof under the tiles, the entire mill and outbuilding have been restored using all the criteria to enhance all the parts of the time and using new natural materials that integrate perfectly with the original ones. .

The second option is the remaining land of the estate equal to about 40 hectares with over 700 square meters of new and renovated buildings of which different portions can be bought according to the needs in its entirety: the private chapel, the barn, the stable, the warehouse of which a good part is used as a residence and the kennel, in the part of the property we find an olive grove, fruit chestnut grove (13 ha), 14 ha of arable land and 1.5 ha of pasture and about 10 hectares of wood with various qualities of plants wooded. The entire portion is offered for sale at 580,000.00.

Il Molino was owned by the family of the famous realist painter Pietro Annigoni, nicknamed "the painter of queens" known since the 1950s for his portraits of famous people, including Queen Elizabeth II in 1949, John Fitzgerald Kennedy, Pope John XXIII.

Contact us to visit this wonderful property

## Certification

**Energy Class:** G

**EPglr:** 233.35 kwh/□

## Features

Property ID: CBI105-1138-6	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Via Campagna Ronta, 52
Zip Code: 50032	Municipality: Borgo San Lorenzo
Total sqm: 300 sq.m.	Livable surface: 265.00
Bedrooms: 6	Bathrooms: 3
Rooms: 14	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Carport
Suitable for Students: Yes	No architectural barriers: Yes
Date of construction: 1300	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	: 25
: 6	: 6
Sea distance: 50.000 meter	Kitchen: Regular Kitchen
Garage: Shed	: Yes









