

Castagneto Carducci

# In the heart of the Bolgheri vineyards, an old mill transformed into a dream

Property ID: IT242941453



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 2.700.000 EUR • LIVING SPACE: ca. 354 m<sup>2</sup> • ROOMS: 30 • LAND AREA: 48.450 m<sup>2</sup>**

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## At a glance

Property ID	IT242941453	Purchase Price	2.700.000 EUR
Living Space	ca. 354 m <sup>2</sup>	Commission	Subject to commission
Rooms	30	Total Space	ca. 354 m <sup>2</sup>
Bedrooms	12	Equipment	Terrace, Swimming pool, Fireplace
Bathrooms	13		
Type of parking	10 x Other		

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## Energy Data

Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

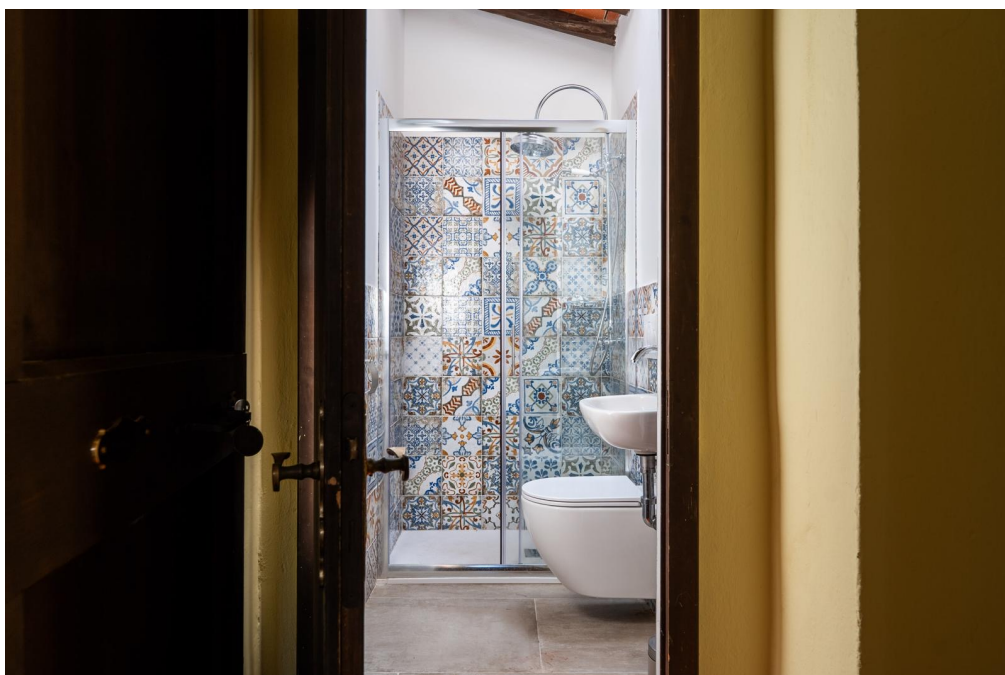
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## The property



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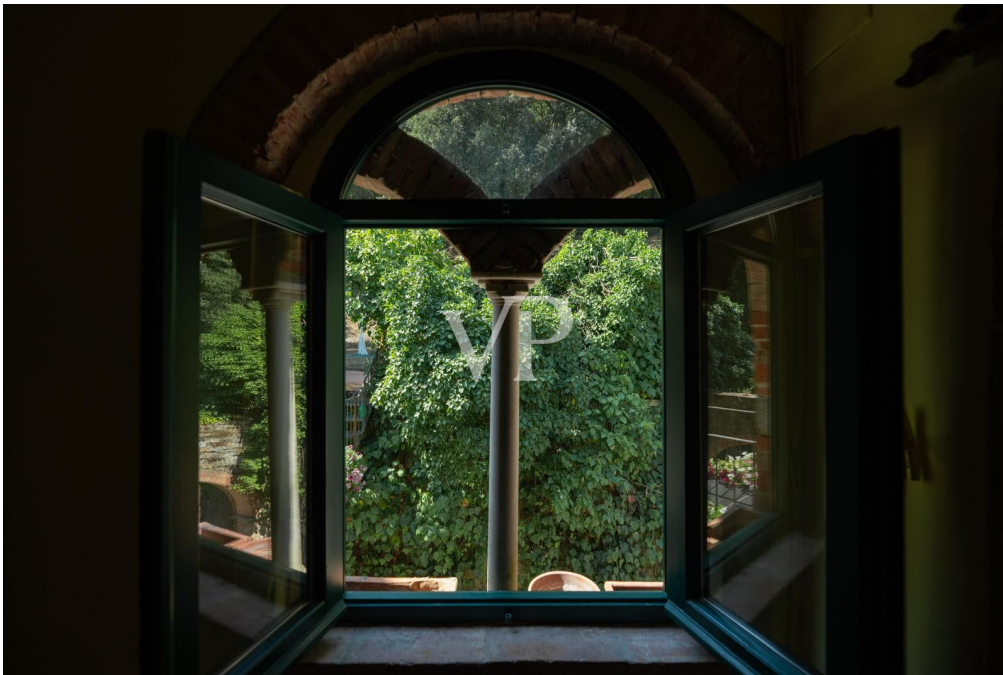
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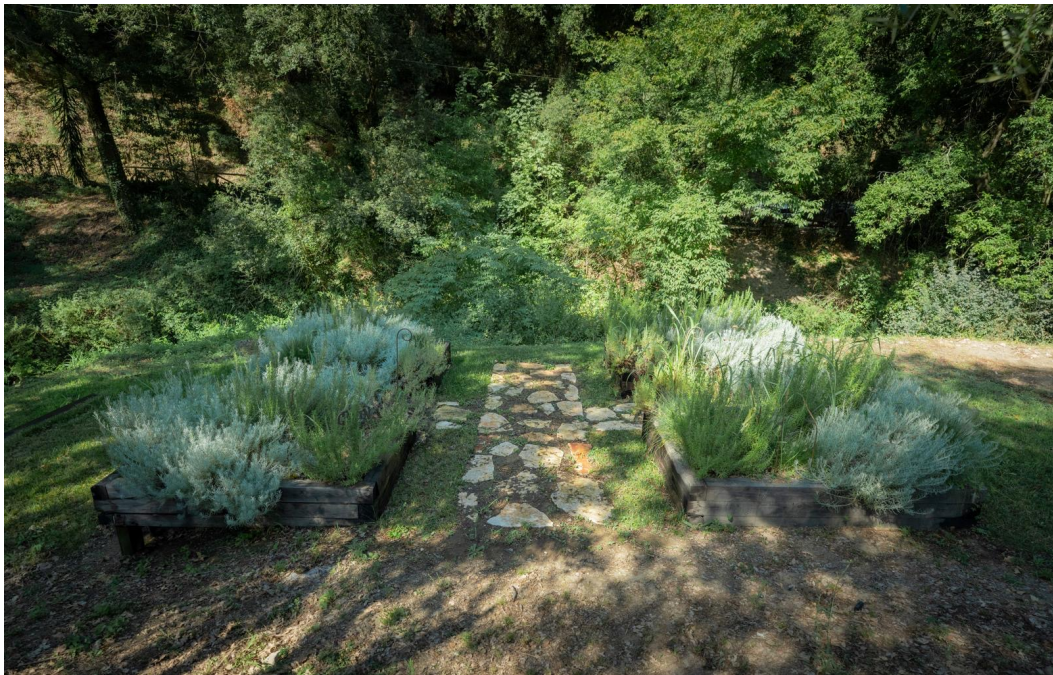
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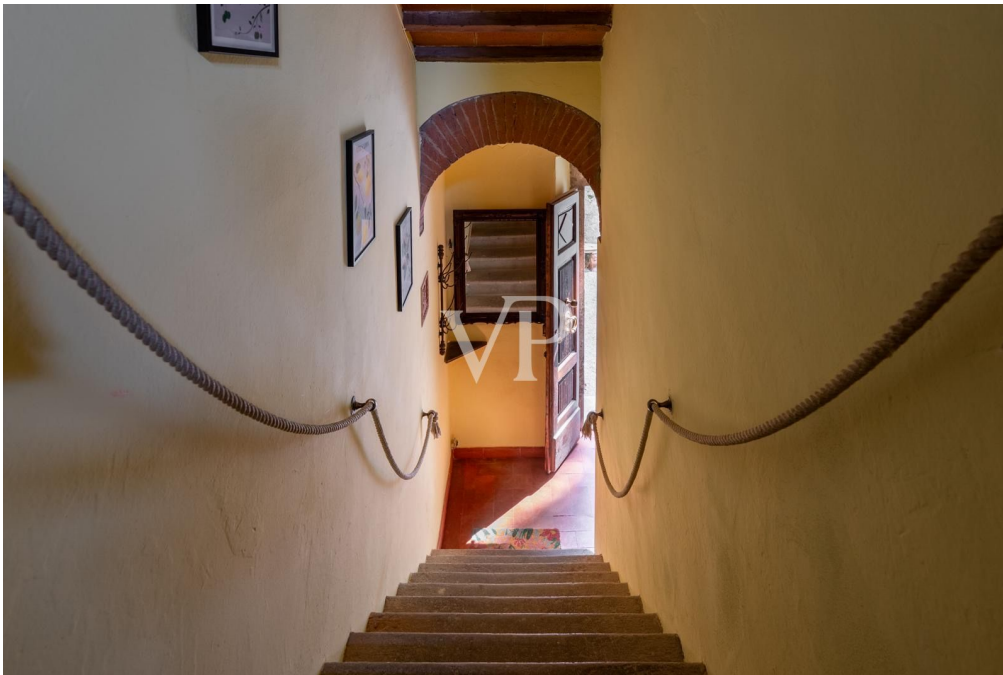
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## A first impression

There are beautiful houses. Modern houses. Finely restored cottages. And then there are places of the heart, of which words alone can hardly capture the charm. This property, located at the foot of the village of Castagneto Carducci, amid the vineyards of Bolgheri DOC, and only 3km from the beautiful beaches of the Etruscan Coast, has ancient origins. One of the most important mills in the area, it served until the beginning of the last century the inhabitants of the village and the surrounding countryside. Fed by water from spontaneous streams coming from the hills, it was then abandoned and bought in the 1980s by foreigners who carried out the first major renovation and reconstruction. A work that lasted years unearthed the old Mill Hall, with wonderful vaulted ceilings, the endless passion and artistic sense of the owners created a thousand nooks and details to fall in love with even today, wherever the eye rests, there is some gem to be discovered. In recent times, another major renovation made it possible to arrive at the current state, which combines modern comfort with old-world charm to perfection. In all, the Mill now offers 12 double rooms and suites, some of which have independent access, with as many bathrooms as well as two service bathrooms. 2 large fully equipped kitchens allow even a demanding chef to cook well, and the Mill Hall lends itself, either as a dining room, lounge or activity space.

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## Details of amenities

The Mill has undergone very recent renovations and improvements that enhance its historic charm while creating modern comfort that meets high standards required of a major residence.

Completely redone roof with thermal insulation.

Air conditioning with individually controlled hot/cold heat pump in all rooms.

Basement pool "Laghetto" 3 x 6 mt; municipal permit already obtained for the creation of a second, large in-ground pool.

Wifi with Starlink system, also suitable for demanding users (smartworking).

Large private garden planted with typical Mediterranean flowers and plants to enjoy flowery corners at any time of the year.

The Mill is offered for sale fully furnished and equipped, the furniture is partly antiques, complemented with modern pieces of maximum comfort, such as beds all equipped with sommier, luxury mattress and topper.



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## All about the location

Welcome to Castagneto Carducci: Where Luxury Meets History and Nature Castagneto Carducci is a place where the charm of the past blends with the comfort and style of the present. Located in the hills of the beautiful Tuscan coast, this picturesque village offers breathtaking views of the Tyrrhenian Sea, lush vineyards and centuries-old olive groves. Living here means immersing yourself in an atmosphere of tranquility and sophistication, with all the comforts of a luxury residence. Buying property in Castagneto Carducci means owning a slice of paradise in one of Italy's most fascinating regions. Properties here range from elegant villas immersed in nature to historic farmhouses renovated with fine materials, preserving the rustic Tuscan charm while offering modern comforts. Luxury residences in this area feature large outdoor spaces, private pools, manicured gardens, and often sea views, for a living experience that combines privacy and relaxation. Castagneto Carducci is also synonymous with culture, wine, and gastronomy. Its proximity to the famous Bolgheri makes it possible to explore some of Tuscany's best vineyards and wineries, while local restaurants offer an authentic Tuscan dining experience. The area is well connected, with easy access to art cities such as Pisa, Florence, and Siena, as well as the enchanting beaches of the Etruscan Coast. For those looking for an investment that combines elegance, natural beauty and a touch of history, Castagneto Carducci is a perfect choice. Let yourself be won over by the timeless luxury of a residence in one of Tuscany's most charming villages.

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## Contact partner

For further information, please contact your contact person:

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