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## Asking Price €4,400,000 Renovated Historical Mill & Guesthouse, Castelletto Sopra Ticino, Lake Maggiore



- 6+ beds / 6 baths
- 1000 sq m restored historical Mill
- 175,000 sq m of grounds
- 110 sq m guesthouse
- 60 sq m triple garage
- Outbuildings & greenhouse
- Original features
- 3 hole golf course
- More land which could be purchased
- Lift

Close to Lake Maggiore a mill dating back to 1300, which was renovated at the end of the nineties, it is set in the Piedmont countryside just a few Kms from Arona (Lake Maggiore). Although it has been restored and used as a home, the building has retained the features of the original structure; It is surrounded by mill channels and has a typical mill wheel which is fully functional. The property has 175,000 sq m of land.



# Renovated Historical Mill & Guesthouse, Castelletto Sopra Ticino

Renovated Historical Mill in the Piedmont countryside close to Lake Maggiore.

The property consists of a mill dating back to 1300, which was renovated at the end of the nineties, it is set in the Piedmont countryside just a few Kms from Arona (Lake Maggiore).

The property is located in a very secluded area, perfect for those who want a place of peace and quiet away from prying eyes, yet it is not isolated it is close to Arona on Lake Maggiore (10 minutes drive) and also Switzerland. It is situated at a height of 350 meters above sea level just 5 km from Castelletto Sopra Ticino and 7 km from the exit Arona on the motorway link road between the A8 - Milano Laghi and the A26 - Autostrada; It is easily accessible from Milan Malpensa Airport, which is approx 20 minutes. The Mill Croso is one of the four historic mills still present in the Valle del Rese territory.

Although it has been restored and used as a home, the building has retained the features of the original structure; It is surrounded by mill channels and has a typical mill wheel which is fully functional. It is laid out over 3 floors and features a marble staircase and an internal lift.

On the ground floor there is an impressive sitting room with an imposing staircase which leads to the upper floors, a large fully fitted kitchen, a second sitting room has a fireplace and veranda, there is also a second kitchen for summer dinging and a bathroom. On the first floor there are 3 double bedrooms with 2 bathrooms and a laundry area, 2 en suite double bedrooms each with their own walk in wardrobe and balconies. The master suite is on the second floor including a sitting room with fireplace, 1 double bedroom with walk in wardrobe, bathroom and balcony.

Completing the property are the annexed areas such as a guest house of approx. 110 sqm which is currently used as an office space with a bathroom on the ground floor and a cellar in the basement. A triple garage of 60m<sup>2</sup>, and another building for the wood chip boiler of 30m<sup>2</sup>, an area for loading the pellets, an area for the 25kw generator, a greenhouse, and a building of 50m<sup>2</sup> in the hilly part of the grounds to house all the garden tools and vehicles: 2 tractors, 2 lawn mowers, mini excavator, excavator and 2 diggers.

The property is equipped with a series of alarm systems and security cameras.

The under floor heating system in the villa can operate in two ways: natural gas, or alternatively with a fully automated and economic wood chip system.

The structure, which also includes the garage, is approx. 1000 square meters; while the completely fenced and private grounds that surrounds it, is 175,000 square meters and includes:

- A vast park area, fully illuminated
- 2 spring water interconnected lakes: the main lake is equipped with a waterfall, a greenhouse for the garden, an area designed for animals, such



as swans, ducks, peacocks, crested cranes ...

- 2 idyllic natural waterfalls (regulated by a hydraulic pump system), one of which leads directly into the main lake located in front of the house.
- 3-hole course (with possibility of extension up to 9)
- Possibility of a private heliport
- Possibilities (with permits already approved) to build a private pool
- Automated irrigation system with 26 zones
- 2500 meters of roads, passable either by car or maintenance vehicles.
- 2 fenced zones for animals: one within a wooded area which include pheasant, deer, emu and poultry and the other located near the main lake.
- Forest area: fruit trees, area for animals, 5% of this area has the possibility of being used as a riding stable, chestnut trees, blackberry and blueberry bushes. It is a prolific mushroom area in the autumn producing a variety of mushrooms typical of this area including porcini.
- The forest area is equipped with an advanced firefighting system and all the machinery necessary to maintain the property to a high standard.

The planting of the park has been designed to create suggestive areas, particularly relaxing, and to ensure an abundant flowering throughout the summer. All this creates a real oasis of peace and privacy in one of the most beautiful areas of Italy, as well as being in one of the most famous regions for the quality and abundance of food and wine. The closeness of the lake, also makes it a perfect place for people who love water sports and this kind of landscape.

In case it is of interest, in addition to the fenced private area just described above, there is some land for tourism / hotel construction with a volume of 12,000 cubic meters, which can be purchased separately.

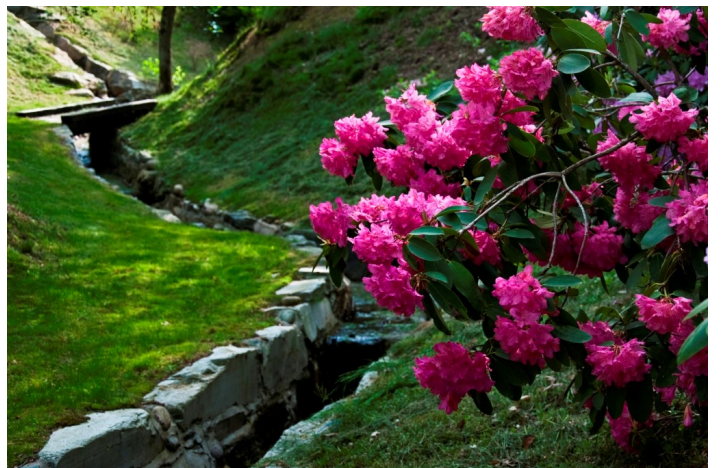
Asking price €4,400,000 negotiable (plus 3%+VAT marketing / finders fee)

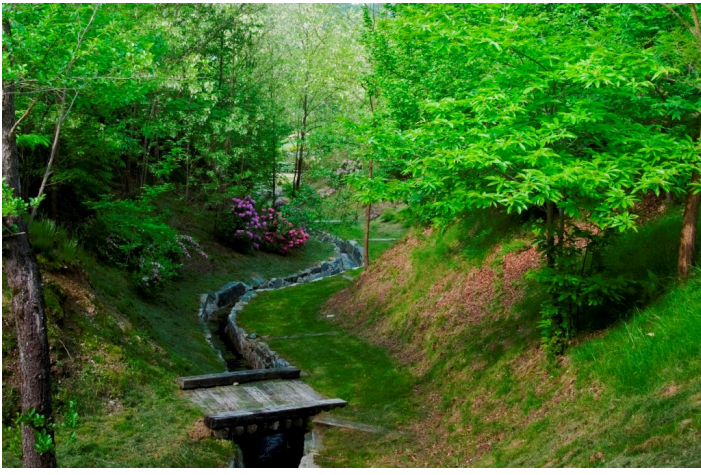
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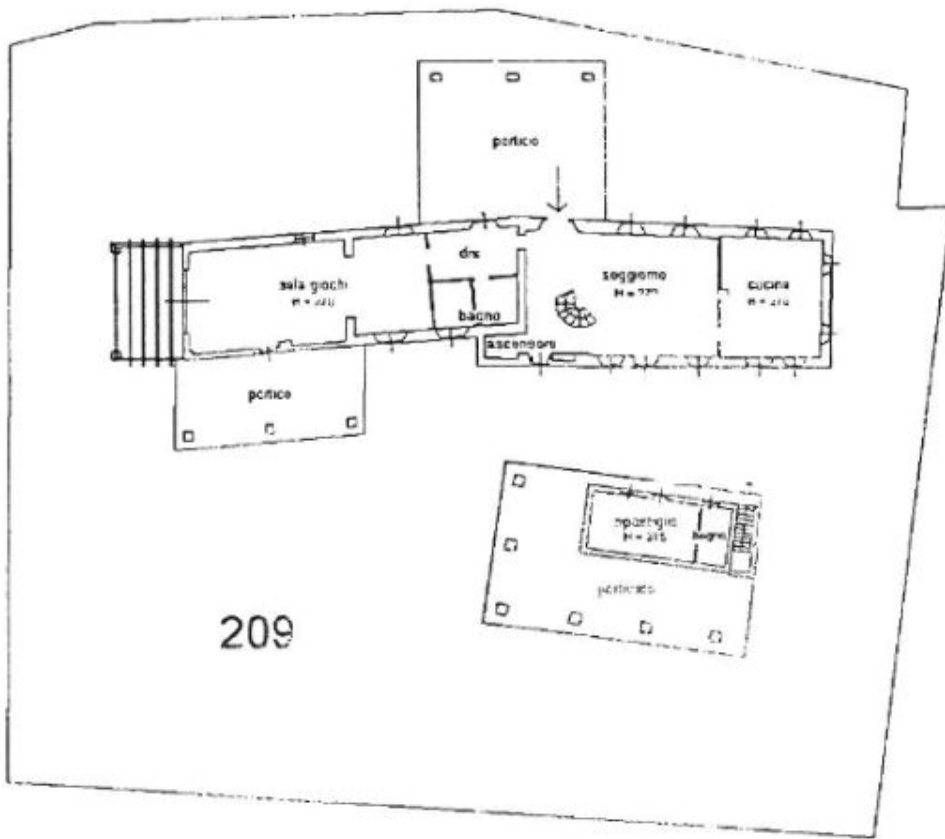






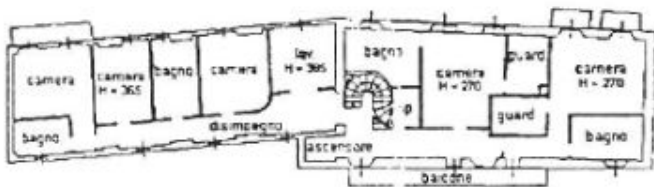




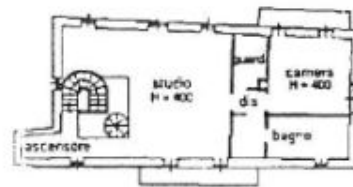


209

Piano Terra



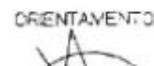
Piano Primo



Piano Secondo



Piano Interrato



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