First Class House
Via Pantaneto 96 - 53100 Siena
Phone number 0577.111144 Fax 0577 111145

€ 1.600.000
Ref. 84509881



2.500 sq.m | : 3 | : 15

Former "il Molinaccio" Mill · Val di Merse (SI) · €1,600,000
Property complex of approximately 2,500 m² — former 13th-century Cistercian mill
In the heart of the Val di Merse, in a flat location with the SS73 Senese-Aretina road close to the border and direct vehicular access: a property complex of approximately 2,500 m² with units for various uses, a swimming pool, and surrounding land, on a total area of approximately 3.2 hectares.
Eight centuries of history
The property is a former 13th-century Cistercian mill, with eight centuries of productive activity behind it: from grinding grain to papermaking, to artistic woodworking. The historic basement of the medieval mill is still visible in its stone structures—a rare feature, allowing for living or generating income from day one.
Housing units and production spaces
The complex comprises three independent residential units, all over 100 m², two of which have already been fully renovated, including all finishes and systems. It also includes an active commercial space overlooking the highway and flexible industrial and craft warehouses, suitable for manufacturing, logistics, agricultural, or hospitality purposes.
Exteriors and grounds
12 x 6 m in-ground swimming pool with utility room, private fenced courtyard of 5,000 m², agricultural land with orchard and olive grove of approximately 3,000 m².
Energy and water autonomy
35 kWp of photovoltaic, double meters, own artesian well with a flow rate of approximately 500 liters/hour, in addition to the aqueduct.
To be renovated: this is where the value lies

A significant portion of the complex currently awaits a project: the third residential unit was not included in the recent renovations, the central attic is recoverable, the warehouses and ancillary structures require conversion, and the dedicated electrical substation is disused but can be restored. A construction site with eight centuries of history beneath its feet, where the medieval basement, the wide spans, and the high ceilings allow for the future use of the building without erasing its past.
Suitable for
High-end tourist accommodation facility, rural resort or historic relais, multifunctional agritourism facility, scattered hotel, conference and event center, museum or exhibition facility, luxury residential complex, representative company headquarters, multifunctional agricultural business with hospitality and direct sales.
The location
Immediate visibility and accessibility, without the constraints of a historic center and without sacrificing the Sienese hillside. The Val di Merse is the valley of the Merse River, nestled between the Montagnola Senese, the Crete Senese, and the foothills of the Maremma: a more secluded Tuscany, made up of forests, Romanesque churches, and medieval villages—Chiusdino, Monticiano, Murlo, and Sovicille. Within a short day trip, the Abbey of San Galgano, about 33 km away, is one of the finest examples of Cistercian Gothic architecture in Italy, with the Montesiepi Hermitage and its sword in the stone; nearby are the Petriolo Thermal Baths, frequented since Roman times. Its connection to Siena and the main road network makes the area accessible year-round, not just during the tourist season.

Property Informations

---> bagni <---: 3

---> Locali <---: 15

















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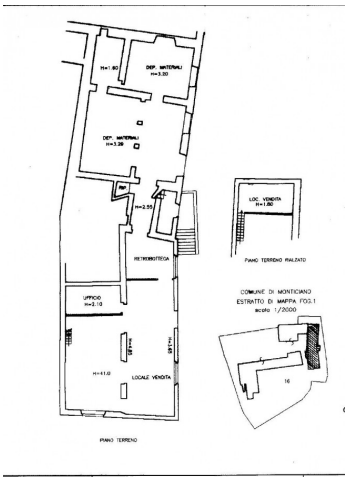

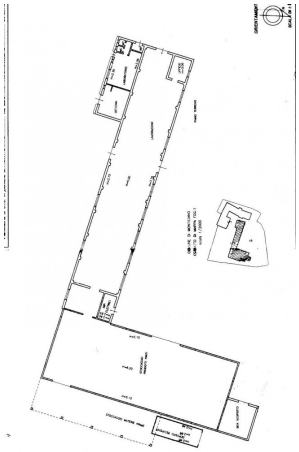

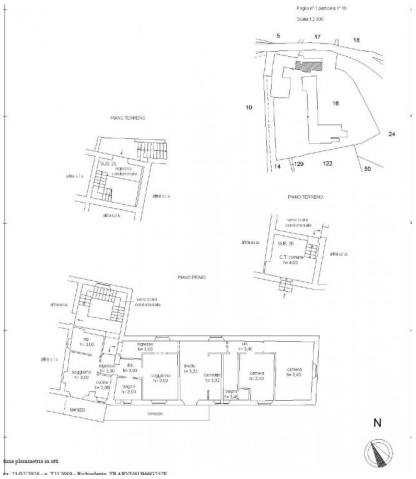

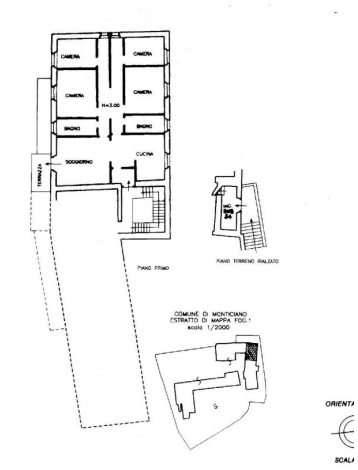

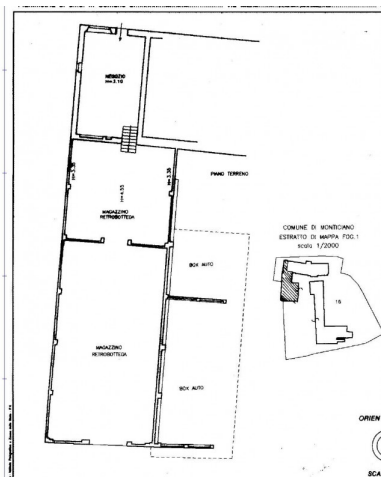

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