

Hotel
€ 3.200.000
Ref. 300



870 sq.m. | Bathrooms: 16 | Rooms: 20

Boutique Hotel in the Tuscan hills

Il Molino is a former 16th century watermill, restored with great attention to detail and converted into a beautiful boutique hotel. It is surrounded by a large garden with swimming pool and is set in 4 hectares of fields and meadows. It is located in one of Italy's most important tourist destinations, in the rolling Tuscan hills, surrounded by dreamlike nature.

In the surroundings there are numerous places of historical and cultural interest (Florence, Siena, San Gimignano, Chianti area)

Hiking trails, historic pilgrimage routes, mountain bike trails, golf courses and riding stables are within easy reach,

The hotel itself is easily accessible from all over Europe.

The main house was built in the 16th century and underwent a careful restoration that preserved the original character of the old core in 2002.

Subsequently, the complex was extended (using authentic materials from the area) and modernised in 2012. Each room is individually furnished.

The state of the property is therefore very good, it is certified class A for the new construction and C-D for the original building.

The recently installed (2018) natural gas heating system includes the use of two gas boilers and hot water preparation via solar panels.

The supply of drinking water is via its own well;

the electrical system complies with German standards;

there is a biological wastewater treatment plant

The hotel at a glance - in general

Consists of 16 rooms, of which 12 are double rooms and 2 are triple rooms. 2 are 4-bed suites, with a current total of 30 beds.

All rooms have air conditioning, a bathroom with shower and WiFi.

There is a relaxation area, designed with a 14x7 sqm swimming pool, with a large lawn for sunbathing, its own fountain, art objects in the garden.

There is also the possibility of building a 100 sqm wellness area. This would make Molino di Foci one of the few properties in the San Gimignano region with a wellness area open all year round.

The access road to the hotel is convenient and wide, specially paved by the owner.

The hotel at a glance

Restaurant and location for top-class events.

Total area of the gastronomy area: approx. 170 sqm (kitchen, storage room, WC approx. 130 sqm);

winter garden 40 sqm used as a breakfast room, with approx. 32 seats (plus outdoor terrace) that can also be used as a location for small events, private parties, seminars or yoga classes.

The capacity of the terrace is approx. 40 seats, with the possibility of increasing this to 50 seats.

Kitchen equipment: high-quality stainless steel components, 3 refrigerators, 2 freezers, new dishwasher, fat separator, ice machine, grill and oven

The gastronomy is characterised by the use of high-quality regional products. Above-average ratio of gastronomic receipts to overnight stays.

Service rooms: wine cellar and historic wine cellar with grindstone

Parking spaces (more than 40 comfortable places) and surrounding agricultural land, currently unused, but variously exploitable

Distances: San Gimignano approx. 6 km, Pisa Airport approx. 60 km, Florence Airport approx. 55 km

For over 20 years, the farm has been successfully managed by an Italian and a German business partner.

A regular clientele of more than 70 per cent German guests enables a constant occupancy of the hotel.

Thanks to therapeutic fasting trips, yoga retreats and numerous cultural offers in the entire area of Tuscany, the hotel can be used all year round.

The existing staff would continue to be available to a future buyer; the current manager also offers temporary support during relocation.

The property can be used as a private residence or continue to be run as a hotel.

The possible construction of a wellness area would create one of the few profitable year-round properties in the entire San Gimignano area.

On international websites the 'molino di foci' consistently receives top ratings

Certification

Energy Class: NA - Not Available

Property details

Address: località molino di Foci

Bathrooms: 16

Rooms: 20

State of Preservation: Excellent

Uncovered sq.m.: 40.000 sq.m.

Heating: Central Heating

Features

Cooler

Air-Conditioned

Antifire

Alarm

Wiring: Up to standard

Nearby

Tennis Courts

Bike Lanes

Cafe

Post Offices

Municipal Offices





