



Prestigious Resort in Arezzo

Price on Application

Reference Code: 3047

Description

Wonderful resort of over 550sqm with swimming pool, park, tennis court and stables in a dominant position in Arezzo

Description:

The property consists of a villa on 3 levels with last renovation in 2005 consisting of 10 bedrooms with bathrooms, 2 of which in the form of small apartment with independent kitchenette. On the ground floor there is an entrance leading to a spacious and very bright living room with panoramic windows and fireplace, an eat-in kitchen with tavern and dining room, reception, bathroom, laundry and technical room. Storage rooms, storerooms and service bathrooms both in the villa and in the area near the pool complete the property, as does a terrace located on part of the roof, which is extremely panoramic and relaxing. In the basement there is a gym and solarium area.

Condition and finishes

The property is maintained in excellent condition, the rooms of the living area are characterized by a large window overlooking the garden and finished with marble floors, while for the sleeping area was chosen a warm wood plank floor. Air conditioning present in all rooms, radiator heating is powered by LPG. The villa is fed by 3 wells also useful for irrigation and swimming pool.

Outdoor Spaces

The property surrounded by a well-kept garden with flowers, aromatic plants, vegetables, olive trees (250 plants) and fruit trees, in a panoramic position on a hill overlooking the city of Arezzo, all fully fenced. A wonderful swimming pool placed in the center of the garden and the tennis court complete the complex with great harmony. Also present is a barbecue area with wood-burning oven, carport, gazebo where a Jacuzzi is placed and stables for horses. The total land is more than 1.8 hectares.

Potential uses

The villa lends itself perfectly to the maintenance of receptive activity according to the form the buyer prefers. It can also be arranged to create a splendid private residence in a convenient and panoramic location.

Location and lifestyle

The Villa is only a few kilometers from the center of Arezzo, the town offers countless works of art and museums. 30 km to the south is Cortona. Heading north is the Casentino valley, rich in Romanesque churches and imposing castles nestled in oak and chestnut forests. The nearest airports, Florence and Bologna, are 75Km and 180Km away, respectively. In the city of Arezzo there is a train station and the A1 highway exit, while useful daily services are also just a few minutes from the property.

Rooms	Bathrooms	Square Footage	Garden/Terrace	Energy Class	Status
26	10	574 Sq. Ft.	18200 Sq. Ft.	G	Buono

Location Overview



Accessibility Highlights

SEA-LAKE

HIGHWAY

TRANSPORT

SERVICES

PARKING

150 Km

10 Km

2 Km

2 Km

0 m

Additional Points of Interest: Aeroporti: Firenze 92 km (1h), Perugia 93 km (1h 10'), Roma 245 km (2h 30')

Città: Arezzo centro 6 km (10'), Siena 65 km (1h), Assisi 110 km (1h 30')

Servizi: Palestra 5 km (10'), Ristoranti/Bar 800 m (2'), Poste/Banca 4 km (6'), Supermercato 4 km (6'), Tennis 7 km (10'), Terme 43 km (40')

Turismo: Anghiari 30 km (30'), Cortona 27 km (35'), Castiglion Fiorentino 17 km (22'), Monte San Savino 19 km (21')





























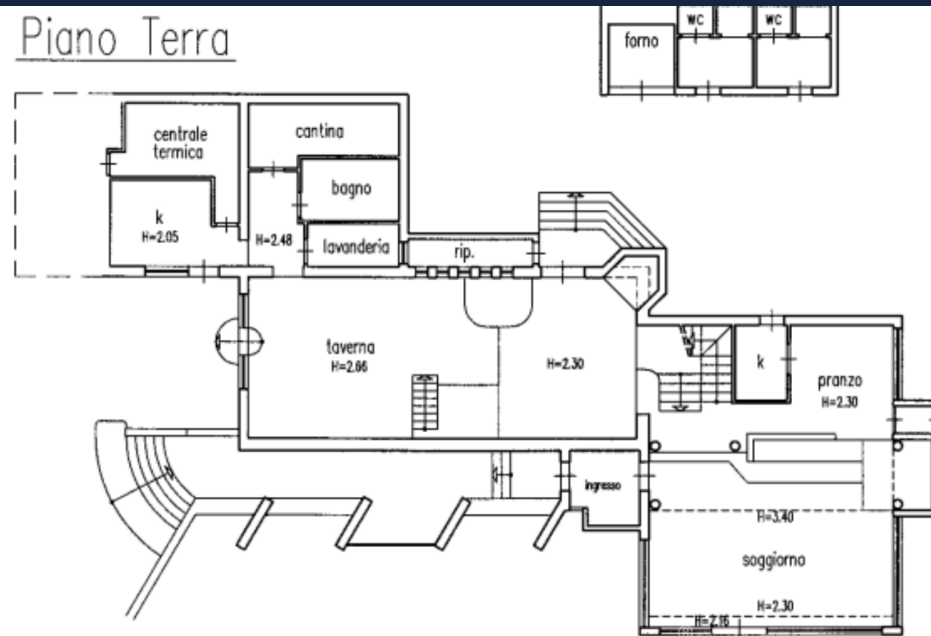




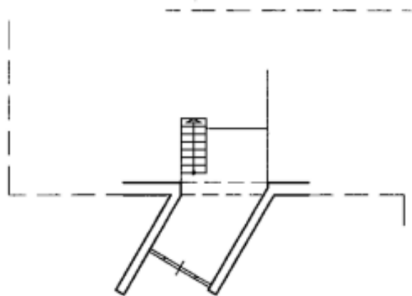




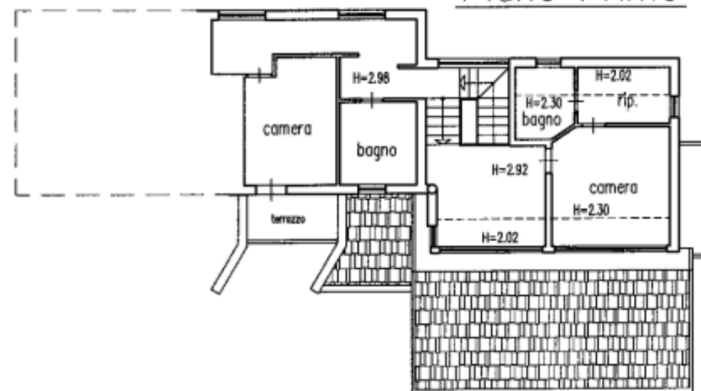
Piano Terra

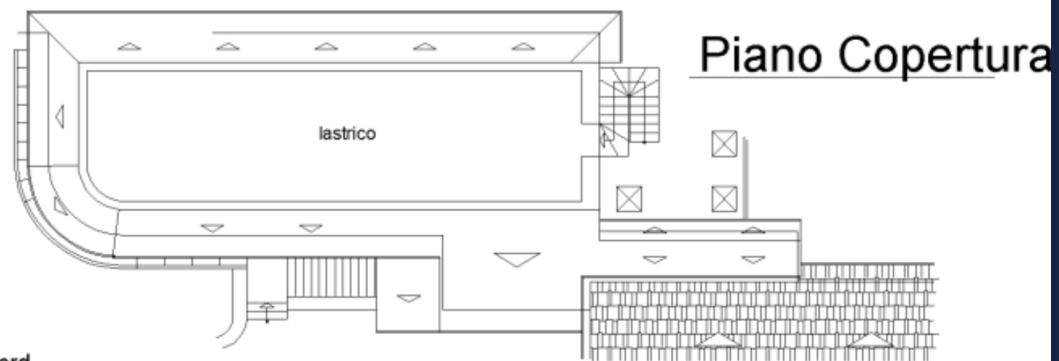
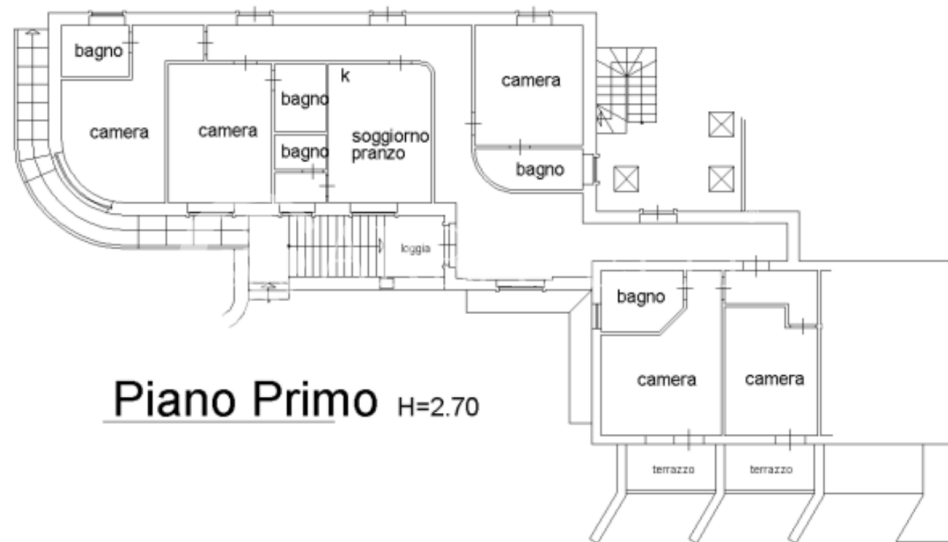


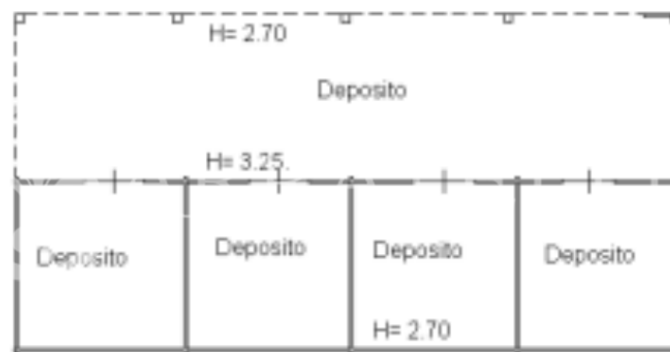
Piano Interrato



Piano Primo







Piano Terra



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PIENZA

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MONTEPULCIANO

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GROSSETO

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