

## 16<sup>TH</sup>-CENTURY LUXURY VILLA FOR SALE WITH VIEW OF THE HISTORICAL CENTER OF AREZZO

Arezzo – Arezzo – Tuscany

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**Interiors**  
889 sqm

**Bedrooms**  
7

**Bathrooms**  
5

**Total land**  
7,500 sqm

Just outside Arezzo, in a panoramic position overlooking the city's historic center, 16<sup>th</sup>-century villa with olive grove for sale. The building, renovated and in excellent condition, currently houses elegant living areas with fine finishes and a total of 7 bedrooms, ideal for either a private home or a luxury boutique hotel. A convenient garage, two agricultural outbuildings, a 4,400-sqm garden and a small olive grove complete the property.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1753 – MANOR HOUSE AREZZO

**TYPE:** 16<sup>th</sup>-century villa

**CONDITIONS:** restored, luxury finishes

**LOCATION:** hilly, panoramica

**ACCESS:** excellent, paved road

**INTERIORS:** 889 square meters (9,566 square feet)

**TOTAL ROOMS:** 19

**BEDROOMS:** 7

**BATHROOMS:** 5

**ANNEXES:** garage, storages

**MAIN FEATURES:** historic villa, fine terracotta floors, coffered ceilings, wooden beams, wood floors, Sicilian marble bookcase, *pietra serena* steps, vaulted terracotta ceilings, exposed stone walls, stone fireplaces, terrace, masonry arches, spa, olive trees

**EXTERIORS:** 7,500 square meters (1.8 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators + fan coils

## CLOSEST CITIES AND TOWNS

Historical center of Arezzo (1,5km; 5'), Castiglion Fiorentino (18km; 20'), Anghiari (29km; 25'), Cortona (31km; 40'), Montepulciano (51km; 50'), Pienza (59km; 1h), Siena (71km; 1h), Montalcino (73km; 1h 15'), Florence (86km; 1h 10'), Perugia (88km; 1h 10'), San Gimignano (123km; 1h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (91km; 1h 20'), Firenze A. Vespucci (98km; 1h 10'), Pisa G. Galilei (159km; 1h 50'), Roma Ciampino (235km; 2h 25'), Roma Fiumicino (250km; 2h 30'), Milano Linate (375km; 3h 45')

## MANOR HOUSE AREZZO

Just outside **Arezzo**, in a panoramic position overlooking the city's historic center, **16<sup>th</sup>-century villa** with olive grove for sale. The building, renovated and in excellent condition, currently houses elegant living areas with fine finishes and a total of 7 bedrooms, ideal for either a private home or a luxury boutique hotel. A convenient **garage**, two agricultural outbuildings, a **4,400-sqm garden** and a small olive grove complete the property.

The villa is easily accessible by paved road, followed by a short gated gravel driveway, and has all amenities in the immediate vicinity. The historic center of Arezzo is just over a kilometer away and also reachable on foot. The very convenient location of the property also makes it possible to visit most of the art cities of **Tuscany** in less than two hours (Siena, Florence, San Gimignano, Cortona...).

## DESCRIPTION OF THE BUILDINGS

The **main villa** (774 sqm – 8,328 sqft, 7 bedrooms and 6 bathrooms) is laid over three levels. Access to the main floor is via external staircase connected to the panoramic terrace.

- **Basement:** cellar with brick vault, tasting room, large living room with fireplace and sound system, billiard room and wellness area with sauna and bathroom;
- **Ground floor:** large living room with panoramic terrace, dining room with frescoes, study with Sicilian marble library, modern kitchen, bedroom and bathroom;
- **First floor:** four rooms with private bathroom and two bedrooms.

The villa has been expertly restored, preserving its typical features through the use of valuable and strictly original materials. The floors are made of the highest quality terracotta and parquet (especially in the sleeping area), but there are also sections covered with rustic wood planks. In some rooms, a more rustic look was preferred, leaving exposed stone walls and wooden beams supporting the ceilings. Other rooms, however, feature coffered ceilings, barrel vaults and fresco decorations. Very interesting are the numerous concealed doors in the house, framed by arches and decorated with floral motifs. Also of particular note are the carved stone fireplaces in various rooms of the building.

A convenient **garage** (76 sqm – 818 sqft) provides shelter for two cars right at the entrance to the property.

Two small **agricultural outbuildings** (39 sqm – 420 sqft), located among the olive trees, complete the property and are used as storage for tools and products.

## EXTERIOR

The villa is surrounded by an elegant terraced **garden of 4,400 sqm**, decorated with hedges, flowerbeds and century-old plants. The terrace on the front of the villa offers a breathtaking view of the historic center of Arezzo and the surrounding hills. There is also the possibility of building a swimming pool.

At the back of the villa is a small **olive grove** (3,000 sqm) that allows the production of a small amount of oil for private use.







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