



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2052 – **MODERN VILLA TUSCANY**

MODERN ECO-FRIENDLY VILLA FOR SALE NOT FAR FROM CORTONA, TUSCANY

Cortona – Arezzo – Tuscany
www.romolini.co.uk/en/2052



Interiors
880 sqm

Bedrooms
7

Bathrooms
11

Swimming pool
12 x 6 m

Land
3.4 ha

Olive grove
3,000 trees

Oil
30.0 hl

Not far from Cortona, in a quiet residential area, modern villa with guesthouse and ample olive grove. The property (880 sqm) was built by using innovative techniques granting excellent energy efficiency and finishes. The main building includes six bedrooms in total while the guesthouse is a smaller unit with a bedroom. The olive grove (roughly 3,000 trees) produces roughly 30.0 hl of olive oil per year. Ideal as a private house or an accommodation business.

SUMMARY OF THE PROPERTY

REFERENCE #: 2052 – MODERN VILLA TUSCANY

TYPE: modern villa with garden and olive grove

CONDITIONS: newly built

LOCATION: open and sunny

MUNICIPALITY: Foiano della Chiana

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 880 square meters (9,468 square feet)

TOTAL ROOMS: 18

BEDROOMS: 7

BATHROOMS: 11

MAIN FEATURES: parquet and travertine floors, wooden beams, aluminum fixtures with remote control, photovoltaic system, terrace, garden, ample olive grove, *Infinity* swimming pool

LAND: 3.4 hectares (8.4 acres)

GARDEN: 4,000 square meters (1.0 acres)

ANNEXES: guesthouse

ACCESS: excellent

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: solid biomass (energy class A4)

HEATING SYSTEM: under the floor + heat pump

CLOSEST CITIES AND TOWNS

Town with services (900m; 2'), Torrita di Siena (11km; 15'), Castiglion Fiorentino (18km; 20'), Montepulciano (21km; 25'), Cortona (21km; 25'), Tuoro sul Trasimeno (27km; 20'), Pienza (28km; 40'), Castiglione del Lago (28km; 25'), Arezzo (42km; 35'), Montalcino (46km; 50'), Siena (51km; 45'), Orvieto (77km; 55'), Volterra (104km; 1h 30'), Florence (105km; 1h 20')

CLOSEST AIRPORTS

Perugia San Francesco (66km; 50'), Firenze Vespucci (115km; 1h 15'), Pisa Galilei (177km; 2h), Bologna Marconi (198km; 2h 10'), Roma Ciampino (199km; 2h 10'), Roma Fiumicino (214km; 2h)



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MODERN VILLA TUSCANY

Not far from **Cortona**, in a quiet **residential area**, **modern villa** with guesthouse and ample **olive grove**. The property (880 sqm) was built by using innovative techniques granting excellent energy efficiency and finishes. The main building includes six bedrooms in total while the guesthouse is a smaller unit with a bedroom. The olive grove (roughly 3,000 trees) produces roughly **30.0 hl of olive oil** per year. Ideal as a private house or an accommodation business.

Services are all available in the nearby town (900 m) and not far from the renowned *Valdichiana Outlet*. Other cities of **Tuscany** and **Umbria** can be reached in just over an hour (Torrita di Siena, Castiglion Fiorentino, Montepulciano, Cortona, Pienza, Montalcino, Siena, Orvieto...).

The most convenient airports are located in Perugia, Florence, Pisa, Bologna and Rome.

DESCRIPTION OF THE BUILDINGS

The **villa** (820 sqm – 8,823 sqft, 6 bedrooms and 10 bathrooms) is laid over three floors organized as follows:

- **Basement**: two bedrooms with en-suite bathroom, living/dining room, kitchen, orangery, laundry room, guest bathroom, gym, ample garage (75 sqm – 807 sqft) and technical room for the many systems of the villa (280 sqm – 3,013 sqft);
- **Ground floor**: three ample living rooms with dining area, bedroom with en-suite bathroom, two guest bathrooms, porch and two terraces;
- **First floor**: studio, three bedrooms with en-suite bathroom (two of which with terrace).

The **guesthouse** (60 sqm – 645 sqft, 1 bedroom and 1 bathroom) is laid over a single floor and is made up of living room with kitchen, hallway, bedroom, bathroom and small technical room.

STATE AND FINISHES

The villa and the guesthouse, recently restored and refinished, are in excellent condition. The internal floors are all paved in parquet, with the exception of kitchen and bathroom which are paved in travertine. The guesthouse, on the other hand, features travertine floors throughout with the exception of the bedroom which is paved in parquet.

External fixtures are made out of painted aluminum, oak windows with triple-glazing and internal shutters with remote control. Heating, located under the floor, is operated by a pellet thermofireplace.

A solar panel system allows heating of sanitary water. The air conditioning system features a "controlled mechanic ventilation" where air is constantly purified before being pushed inside the house to keep a constant temperature.

The photovoltaic system has a nominal power of 10.8 kW while the solar panels producing hot water reach 8.0 kW.

The buildings, thanks to the aforementioned features, can be ranked in the A4 energy class.

EXTERIORS

The buildings are surrounded on three sides by a concrete wall covered in travertine and topped by an iron railing. The last side is closed by a wooden fence. Three gates (one of which for cars) grant access to the property. The garden (4,000 sqm) is equipped with an irrigation and lighting systems with dusk sensors.

The 12 x 6 m *Infinity* swimming pool is located not far from the villa and is coated in a skid-proof material. All around there is a travertine-paved solarium.



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The remaining land (3.0 ha) is covered by an ample olive grove made up of 330 secular trees and 2,700 recently-planted trees, all fitted with an irrigation system. Yearly production ranges around 3,000 liters of extra-virgin olive oil.

USE AND POTENTIAL USES

The property, given its generous living spaces, can be easily used as both a private house and potential accommodation business. The guesthouse is a good bonus since it could be used by the owners as a private house while renting out the main villa to guests.

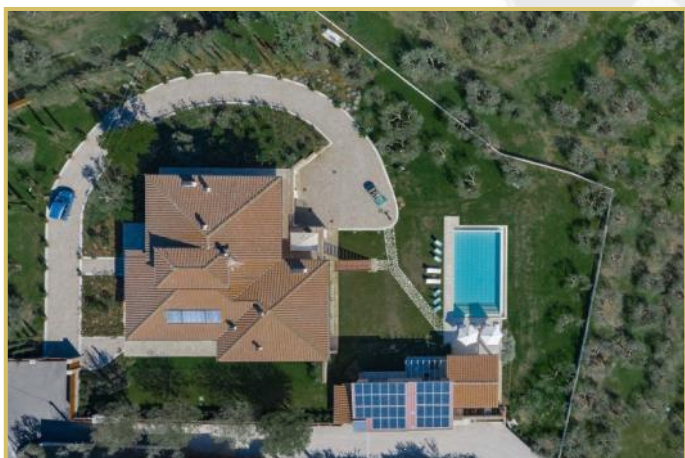


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EXTERIORS PHOTOS



INTERIORS PHOTOS

