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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2206 – **VILLA MIRAVALLE**

LIBERTY VILLA WITH PANORAMIC VIEW FOR SALE IN ANGHIARI, TUSCANY

Anghiari – Arezzo – Tuscany
www.romolini.co.uk/en/2206



Interiors
490 sqm

Bedrooms
3 (up to 6)

Bathrooms
2 (up to 3)

Gardens
2,600 sqm

This Liberty Villa is set in the highest part of Anghiari, right above the historic center and with a breathtaking view over both the medieval town and the Tiber Valley. The building (490 sqm) dates back to the early 20th century and is still in its original shape, with little to no changes applied over the years. The interiors feature elegant living rooms and one could create up to 6 bedrooms. The 2,600-sqm park surrounding the villa is in excellent shape and allows relaxing in the shade during summer.

SUMMARY OF THE PROPERTY

REFERENCE #: 2206 – VILLA MIRAVALLE

TYPE: Liberty style villa

CONDITIONS: habitable

LOCATION: hilly, panoramic, just outside the historic center

MUNICIPALITY: Anghiari

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 490 square meters (5,272 square feet)

TOTAL ROOMS: 18

BEDROOMS: 3 (up to 6)

BATHROOMS: 2 (up to 3)

MAIN FEATURES: Liberty-styled building, exposed stone walls, wooden beams, huge windows, decorated wooden staircase, original fireplaces, Impruneta terracotta floors, graveled apron, original well

LAND: 2,600 square meters (0.6 acres)

GARDEN: yes, well maintained

ANNEXES: no

ACCESS: excellent

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (100m; 1'), Sansepolcro (8km; 10'), Città di Castello (23km; 20'), Arezzo (31km; 30'), Cortona (46km; 50'), Perugia (74km; 1h), Montepulciano (79km; 1h 10'), Passignano sul Trasimeno (84km; 1h 10'), Pienza (86km; 1h 20'), Assisi (91km; 1h 10'), Siena (98km; 1h 20'), Florence (108km; 1h 30'), San Gimignano (150km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (73km; 55'), Firenze Vespucci (125km; 1h 25'), Bologna Marconi (184km; 2h 5'), Pisa Galilei (185km; 2h 10'), Roma Ciampino (257km; 2h 45'), Roma Fiumicino (271km; 2h 45')



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VILLA MIRAVALLE

This **Liberty Villa** is set in the highest part of **Anghiari**, right above the **historic center** and with a **breathtaking view** over both the medieval town and the **Tiber Valley**. The building (490 sqm) dates back to the early 20th century and is still in its original shape, with little to no changes applied over the years. The interiors feature elegant living rooms and one could create up to 6 bedrooms. The **2,600-sqm park** surrounding the villa is in excellent shape and allows relaxing in the shade during summer.

Services are available in the vicinity, easily reached on foot in the main square of the town (100 m). From here, one can also quickly visit the most beautiful cities of **Tuscany** and **Umbria** (Sansepolcro, Arezzo, Città di Castello, Perugia, Cortona, Montepulciano, Florence, Siena...).

DESCRIPTION OF THE BUILDING

The **villa** (490 sqm – 5,272 sqft, 3 bedrooms and 2 bathrooms) is laid over four floors. The basement is split into four rooms, accessed either directly from outside or through a staircase from the ground floor, used as cellars and storages. From the semicircular stone staircase one enters the ground floor of the villa. The door opens into a entrance hall, fitted with a guest bathroom, that in turn leads into the dining room and a hallway with the huge wooden staircase to the upper floor. From this hallway one can then enter an office space (very bright and welcoming), the kitchen or the living room with a balcony.

Back to the hallway, the beautiful wooden staircase reaches the first floor where is the sleeping area made up of three spacious bedrooms (one with terrace), a bathroom and a small closet.

The second floor is reached via a winding staircase that starting from the ground floor connects all the levels. Here are five generous rooms currently used as storages and relax areas but could be easily converted into a spacious living room connected to three bedrooms plus a bathroom.

STATE AND FINISHES

The villa was built at the beginning of the 20th century by **Federico Verrel**, a wealthy Englishman who had been strongly impressed by the area. The refined architecture features elements from the then-in-vogue **Liberty** style, regular stone walls with plastered sections and floors marked by string courses.

Interiors are simple and over the years the building has never been altered in significant ways. A stunning wooden staircase connected the ground and first floors, while a stone winding staircase climbs through the house to the second floor.

The finishes inside have been preserved as well (also thanks to the fact that the villa has been used for years as an art gallery) and one can still admire some beautifully decorated fireplaces scattered throughout the villa, Impruneta terracotta floors and the stone-encased doors.

EXTERIORS

The villa is surrounded by a **2,600-sqm park** decorated with uncommon and well-maintained plants. The spacious graveled apron, accessed via an elegant gate, is very convenient as an outdoor location for events or as a parking lot. The huge trees create some beautiful shaded areas where one can relax in the hot summer days.

It is also possible to buy more land around the villa, the exact amount of which is to be agreed with the seller in case of interest.



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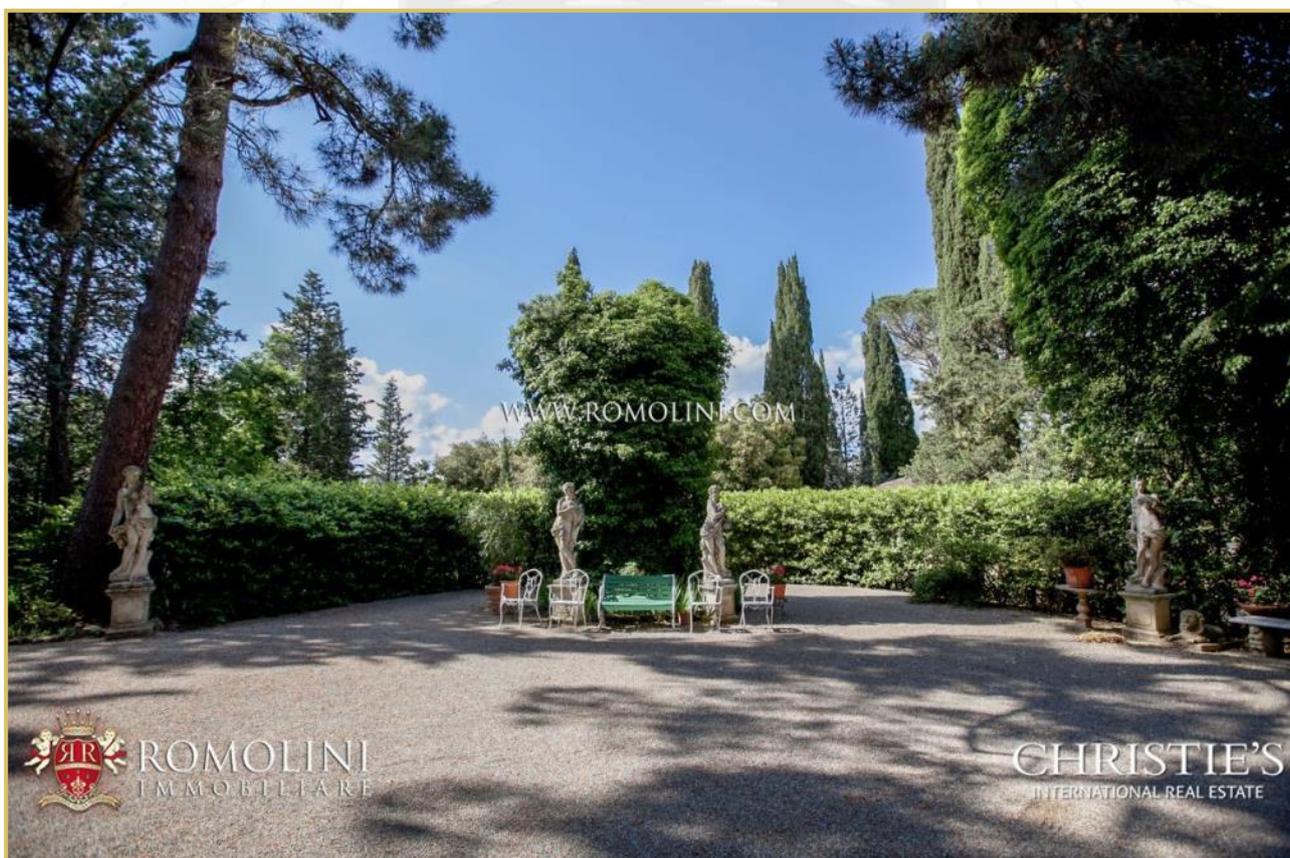
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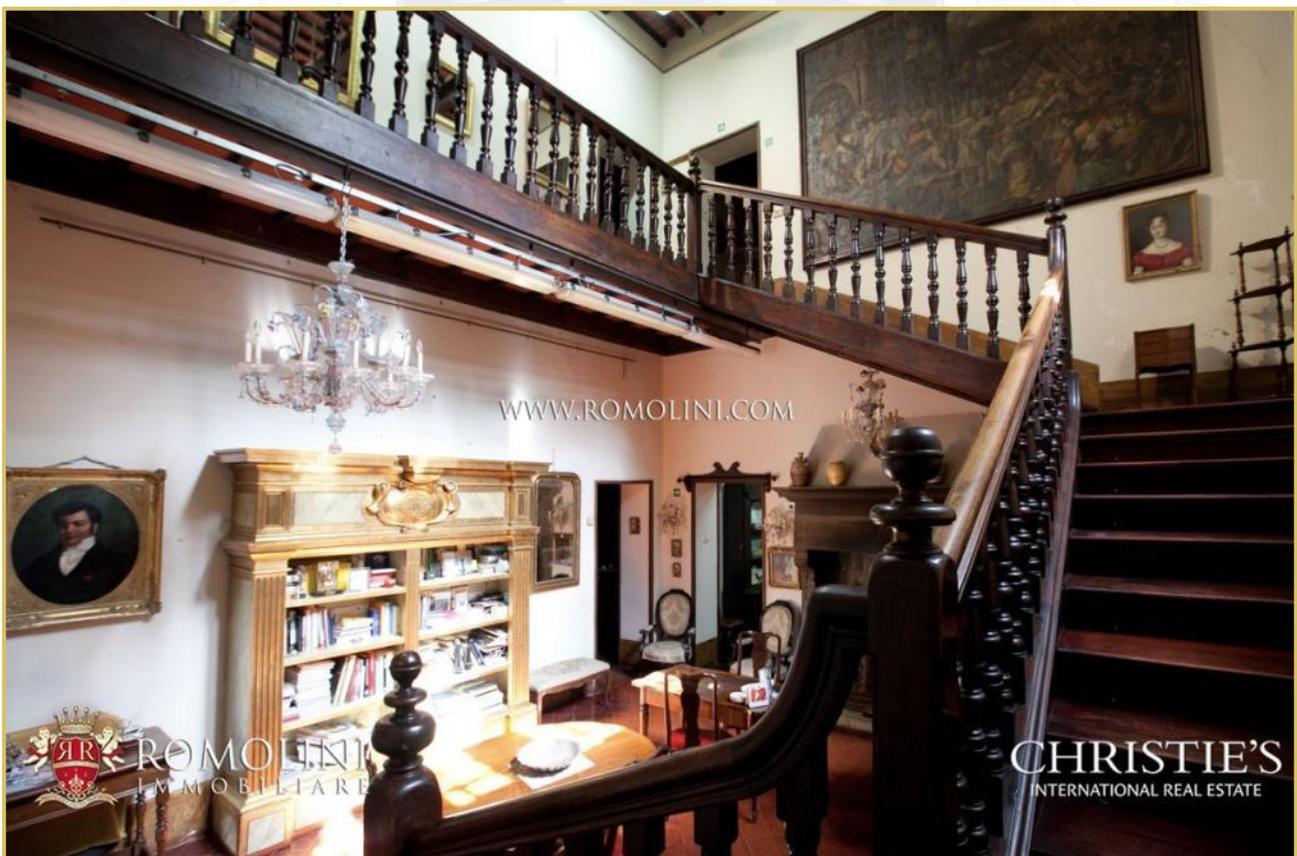
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