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Ref. 2225 – **VILLA MODERNA AREZZO**

MODERN VILLA WITH POOL FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany
www.romolini.co.uk/en/2225



Interiors
547 sqm

Bedrooms
5

Bathrooms
5

Land
2.0 ha

Garden
2,500 sqm

Swimming pool
12 x 6 m

This modern villa is located just a few kilometers from Arezzo, close to a small town providing all the services. With a total surface of 477 sqm, the villa includes five bedrooms (with an independent apartment on the ground floor) and some beautiful living rooms with windows onto the garden. Surrounded by 2.0 hectares of park, the villa features a well-maintained garden with 12 x 6 m swimming pool and a convenient garage (80 sqm). Quiet and private location.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2225 – MODERN VILLA AREZZO

TYPE: modern villa with pool

CONDITIONS: restored (2011-2012)

LOCATION: hilly, just a few steps from the town

ACCESS: excellent, paved road

INTERIORS: 547 square meters (5,993 square feet)

TOTAL ROOMS: 15

BEDROOMS: 5

BATHROOMS: 5

MAIN FEATURES: ceramic and parquet floors, original etched fireplace, wooden staircases, coffered ceilings, ample windows, swimming pool with stone-paved sunbathing area, garage, panoramic terrace, BBQ area, porches

EXTERIORS: 2.0 hectares (4.9 acres)

GARDEN: 2,500 square meters (0.6 acres, fenced)

ANNEXES: garage

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas (energy class F)

HEATING SYSTEM: radiators + fireplace + stoves

CLOSEST CITIES AND TOWNS

Closest services (900m; 2'), Arezzo (9km; 15'), Subbiano (10km; 10'), Anghiari (18km; 20'), Castiglione Fiorentino (26km; 35'), Cortona (37km; 45'), Montecatini (44km; 40'), Siena (78km; 1h 10'), Florence (84km; 1h 15'), San Gimignano (126km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (92km; 1h 20'), Firenze Vespucci (101km; 1h 10'), Pisa Galilei (161km; 1h 50'), Bologna Marconi (182km; 2h), Roma Ciampino (238km; 2h 30'), Roma Fiumicino (252km; 2h 30')

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VILLA MODERNA AREZZO

This **modern villa** is located just a few kilometers from **Arezzo**, close to a small town providing all the services. With a total surface of 477 sqm, the villa includes five bedrooms (with an independent apartment on the ground floor) and some beautiful living rooms with windows onto the garden. Surrounded by **2.0 hectares** of park, the villa features a well-maintained garden with **12 x 6 m swimming pool** and a convenient garage (80 sqm). Quiet and private location.

Services are all available nearby (900 m, easily reached on foot as well) and the most notable centers of **Tuscany** can be easily reached by car (Arezzo, Anghiari, Florence, Siena, San Gimignano, Cortona...).

DESCRIPTION OF THE BUILDINGS

The **villa** (477 sqm – 5,132 sqft) is laid over four floors in total. The basement houses a spacious cellar, also usable as a workshop, and the technical room for the systems of the house. On the ground floor, accessed through the porches around the villa, are the entrance room, a spacious living area with dining corner, the kitchen and a guest bathroom. With independent access in a separate wing of the building an apartments (two bedrooms, bathroom and laundry to be converted into a living area) completes the floor.

A staircase from the entrance room leads to the first floor, where is the sleeping area of the house: here one finds a private office space/library, the master bedroom with its own private bathroom and a beautiful panoramic terrace, and two bedrooms with a shared bathroom. On the second floor are a few lofts, partially usable, with a small bathroom.

The building, dating back to 1966, was entirely restored between 2011 and 2012 with a total remake of systems and fixtures to ensure better energy efficiency. The roof was also remade together with all the eaves. At the same time, a new condensation boiler was installed.

From a stylistic perspective, the house boasts modern and simple shaped with a few historic elements thrown in the mix, including a beautifully etched stone fireplace. Rooms feature huge windows that make the villa bright and welcoming while also allowing to exit onto the garden from most of the rooms on the ground floor.

A spacious **garage** (80 sqm – 861 sqft), built while the main villa was being renovated, allows sheltering up to three cars.

EXTERIORS

The villa is surrounded by a lush 2,500-sqm garden, well maintained and fully fenced. Right below the house is the **12 x 6 m swimming pool** with stone sunbathing area and a wooden pergola ideal for relaxing poolside breakfasts.

On the opposite side of the villa is the entrance into the property that opens onto a graveled path leading to a parking area (also graveled) where one can place several cars (beyond the three indoor parking spaces).

The property is surrounded by trees offering great privacy and shelter from prying eyes without however blocking the view from the villa. In total, the property spans over **2.0 hectares (4.9 acres)**.



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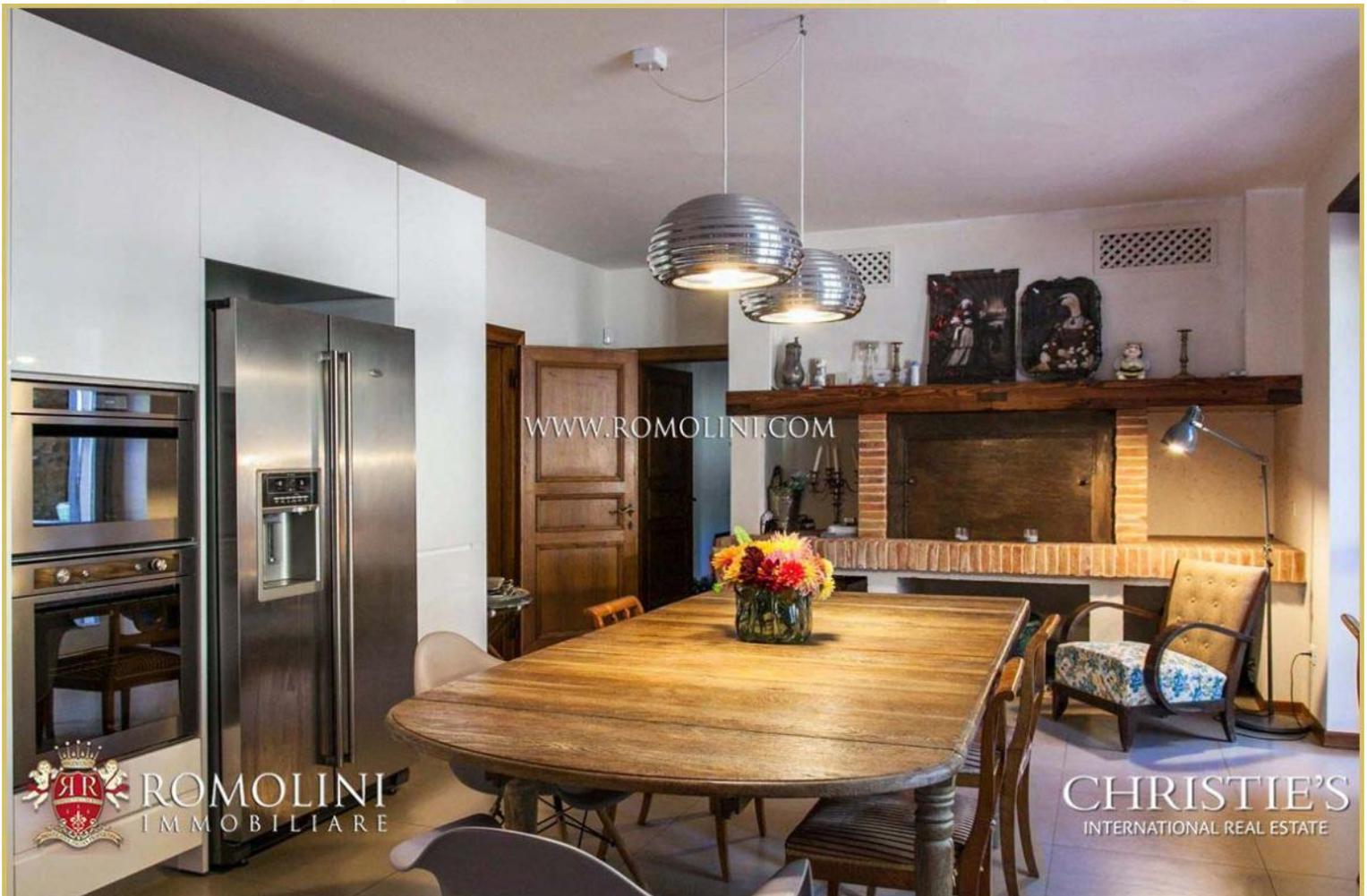


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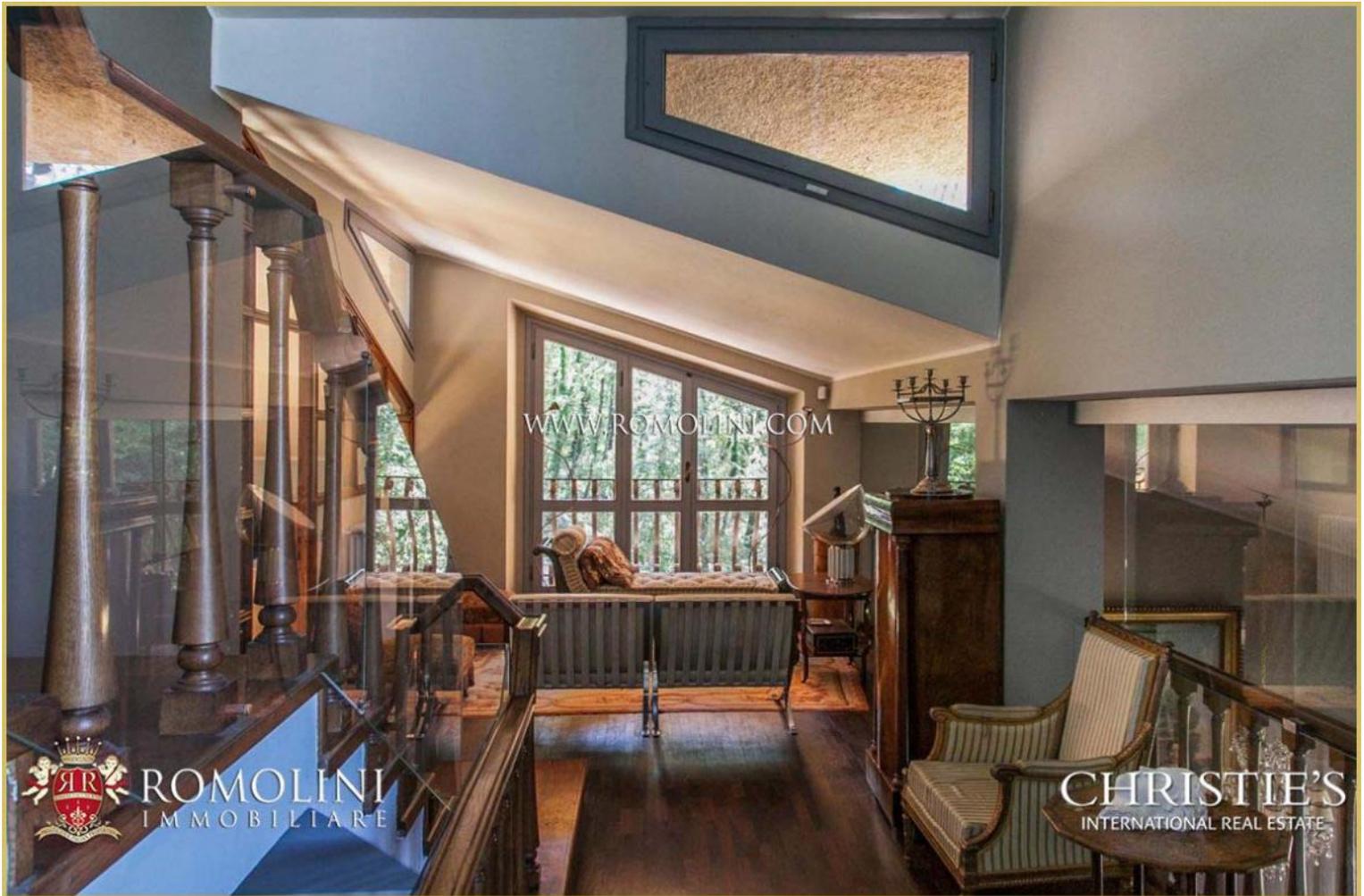


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