

## VILLA TO BE RESTORED FOR SALE NOT FAR FROM AREZZO, TUSCANY

**Arezzo – Arezzo – Tuscany**



**Interiors**  
655 m<sup>2</sup>

**Bedrooms**  
7

**Bathrooms**  
5

**Total land**  
1.6 ha

This estate is located not far from Arezzo, along the track of the old railroad connecting the city to the Tiber Valley. The property is made up of several buildings (655 m<sup>2</sup>) including a manorial villa with its guesthouse and several storages. The buildings are in need of a complete restoration and could be used either as a private home and a small accommodation business thanks to the position close to the city.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2234 – VILLA TORRINO

**TYPE:** small estate

**CONDITIONS:** to be restored

**LOCATION:** hilly

**ACCESS:** excellent

**INTERIORS:** 655 square meters (7,048 square feet)

**TOTAL ROOMS:** 23

**BEDROOMS:** 7

**BATHROOMS:** 5

**ANNEXES:** storages

**MAIN FEATURES:** manorial villa, stone staircases, fireplaces, wooden and terracotta flooring, vaulted ceilings, irrigation system

**EXTERIORS:** 1.6 hectares (3.9 acres)

**GARDEN:** to be recovered and/or landscaped

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** Artesian well + natural spring

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** to be connected

## CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Arezzo (6km; 10'), Castiglion Fiorentino (18km; 20'), Anghiari (24km; 20'), Monte San Savino (26km; 25'), Cortona (30km; 40'), Montepulciano (55km; 50'), Pienza (63km; 1h), Siena (74km; 1h), Florence (85km; 1h 15'), San Gimignano (126km; 1h 40')

## CLOSEST AIRPORTS

Perugia San Francesco (82km; 1h 5'), Firenze Vespucci (101km; 1h 10'), Pisa Galilei (162km; 1h 55'), Bologna Marconi (183km; 2h), Roma Ciampino (233km; 2h 45'), Roma Fiumicino (247km; 2h 35')

## VILLA TORRINO

This **estate** is located not far from **Arezzo**, along the track of the old railroad connecting the city to the **Tiber Valley**. The property is made up of several buildings (655 m<sup>2</sup>) including a **manorial villa** with its guesthouse and several storages. The buildings are in need of a complete restoration and could be used either as a **private home** and a **small accommodation business** thanks to the position close to the city.

### DESCRIPTION OF THE BUILDINGS

The **manorial villa** (380 m<sup>2</sup> – 4,089 ft<sup>2</sup>) dates back to the 1930s (but was structurally consolidated in 2006) and is laid over two floors:

- **Ground floor:** entry, kitchen, dining room, living area, bedroom, closet and technical room for the systems of the house;
- **First floor:** six bedrooms and three bathrooms.

The **guesthouse** (160 m<sup>2</sup> – 1,722 ft<sup>2</sup>) is laid over two floors as well:

- **Ground floor:** cellars, ample storage, vehicle garage and bathroom;
- **First floor:** entry, living/dining room, kitchen, bedroom and bathroom.

The property is completed by a **storage** (40 m<sup>2</sup> – 430 ft<sup>2</sup>), a **two-story warehouse** (55 m<sup>2</sup> – 592 ft<sup>2</sup>) and a **canopy** (20 m<sup>2</sup> – 215 ft<sup>2</sup>) to shelter vehicles and tools.

The buildings, all dating back to the 1980s with the exception of the villa, haven't been used for years and the property is in need of a full renovation since both the finishes and the systems are outdated and no longer compliant with modern regulations.

### EXTERIOR

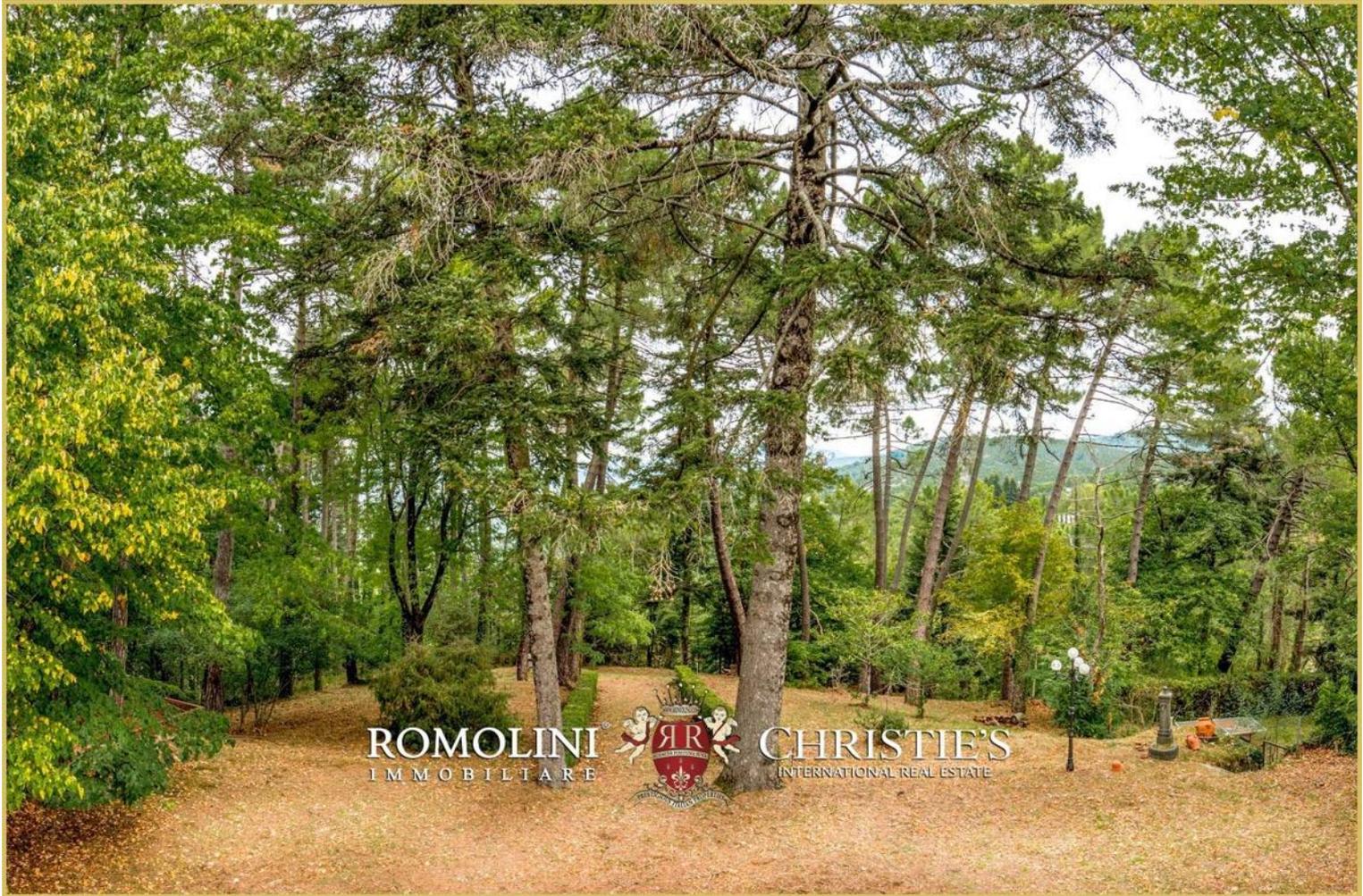
The property covers approximately **1.6 hectares (3.9 acres)** of tree-dotted park, all surrounded by chestnut woods that ensures privacy and confidentiality. The land is mostly irrigated via a system of pipes that also reaches the garden and flowerbeds scattered around the park. Close to the house one could also build a swimming pool.

An additional **7.4 hectares of land**, mainly woodland, are available for purchase, including the old railway station to be restored.













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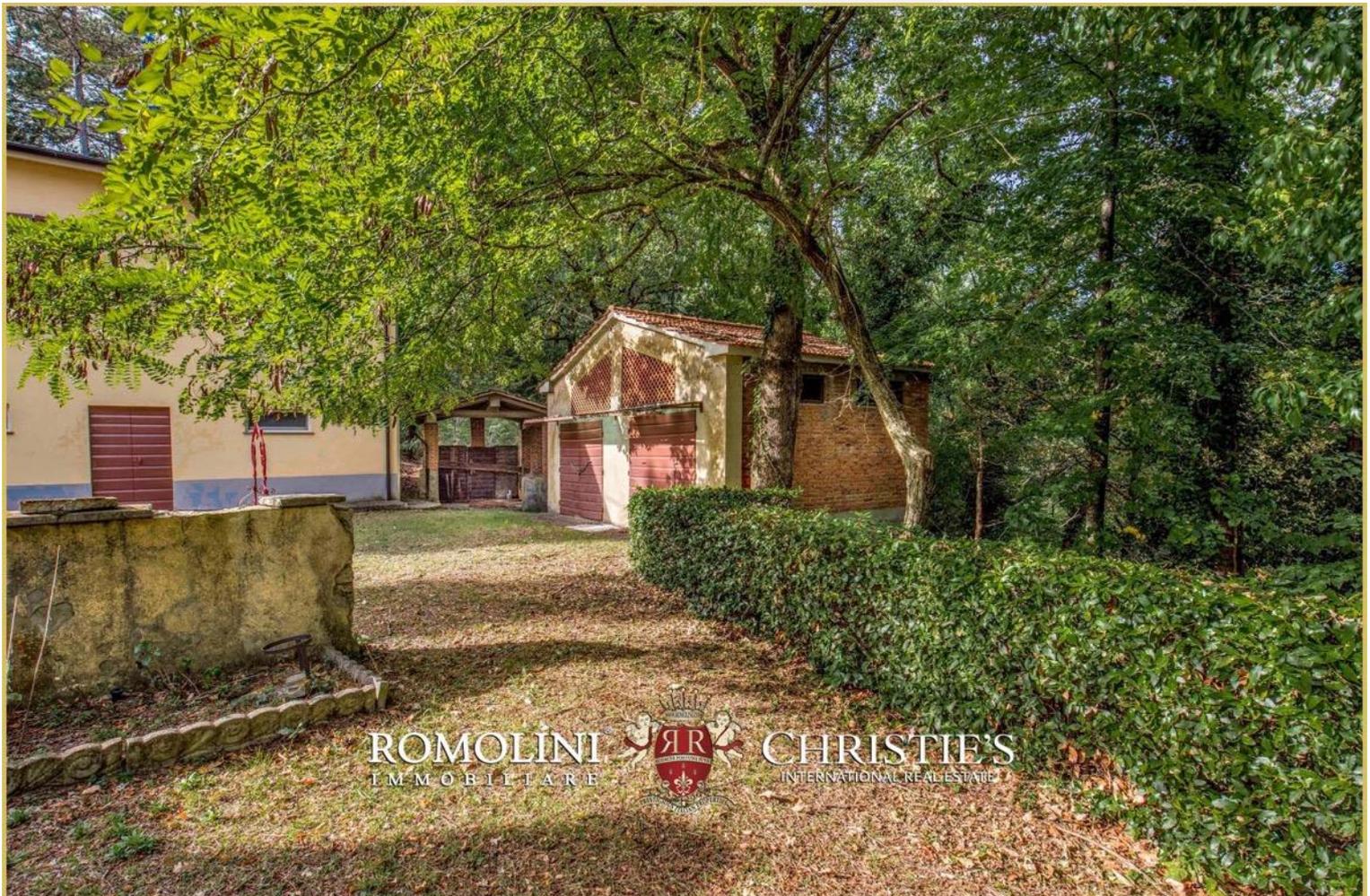
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