

Ref. 2470 – **VILLA LIBERTY AREZZO**
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LUXURY LIBERTY VILLA WITH POOL FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

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Interiors
 962 sqm

Bedrooms
 11

Bathrooms
 7

Total land
 2.8 ha

Swimming pool
 16 × 10 m

Sulle colline a nord di Arezzo, in una posizione molto tranquilla e panoramica, villa in stile Liberty con parco in vendita. L'immobile (962 mq in totale), risalente ai primi del Novecento, si presenta in ottime condizioni con le finiture originali ancora intatte, ed è attualmente gestito in ottica ricettiva con buoni risultati. Il parco di 12.000 mq che circonda l'edificio include una piscina 16 × 10 m e un campo da tennis in cemento.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2470 – VILLA LIBERTY AREZZO

TYPE: Art Nouveau villa

CONDITIONS: restored, luxury finishes

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 962 square meters (10,352 square feet)

TOTAL ROOMS: 18

BEDROOMS: 11

BATHROOMS: 7

ANNEXES: dependence, greenhouse, warehouse

MAIN FEATURES: Art Nouveau building, moldings, original fireplaces, coffered ceilings, marble flooring, panoramic altana, terraces, iron railings with floral decorations, garden, tennis court, swimming pool with sunbathing area, outdoor lighting

EXTERIORS: 2.8 hectares (6.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 16 x 10 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: gasoil

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Arezzo (6km; 10'), Subbiano (11km; 10'), Anghiari (24km; 30'), Cortona (34km; 50'), Montevarchi (38km; 35'), San Giovanni Valdarno (39km; 35'), Montepulciano (54km; 50'), Pienza (62km; 1h), Florence (79km; 1h 10'), Montalcino (82km; 1h 20'), San Gimignano (119km; 1h 30'), Volterra (142km; 1h 55')

CLOSEST AIRPORTS

Firenze A. Vespucci (95km; 1h), Perugia San Francesco (105km; 1h 15'), Pisa G. Galilei (156km; 1h 50'), Bologna G. Marconi (177km; 2h), Ancona R. Sanzio (211km; 2h 30'), Roma Ciampino (233km; 2h 40'), Roma Fiumicino (248km; 2h 30')

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VILLA LIBERTY AREZZO

Sulle colline a nord di **Arezzo**, in una posizione molto tranquilla e panoramica, **villa in stile Liberty** con parco in vendita. L'immobile (962 mq in totale), risalente ai **primi del Novecento**, si presenta in ottime condizioni con le finiture originali ancora intatte, ed è attualmente gestito in ottica ricettiva con buoni risultati. Il **parco di 12.000 mq** che circonda l'edificio include una **piscina 16 x 10 m** e un **campo da tennis** in cemento.

I servizi di base sono disponibili nel vicino paese (2km; 5'), mentre il **centro storico di Arezzo** si trova a circa 10' di auto dalla proprietà. Le città d'arte della Toscana sono facilmente raggiungibili, anche grazie alla vicinanza con lo **svincolo dell'autostrada A1** (13 km).

DESCRIPTION OF THE BUILDING

The **villa** (675 sqm – 7,263 sqft, 8 bedrooms and 5 bathrooms) dates back to 1915 but was later modified and expanded in the 1930s with the addition of *Art Nouveau* decorative elements. A major restoration and finishing work carried out in the 1960s gave the villa its final current appearance. The building is structured on four floors plus the panoramic roof-terrace in the turret:

- **Ground floor:** entrance hall, cellars, billiard room, deconsecrated aristocratic chapel with stained-glass windows made by Ascanio Pasquini, storerooms and technical rooms;
- **First floor:** two separate entrances, kitchen, formal dining room, living room, office space and large service bathroom;
- **Second floor:** five bedrooms, three bathrooms and two panoramic terraces;
- **Third floor:** three bedrooms, bathroom and partially habitable attics.

Opposite the villa is the **guesthouse** (105 sqm – 1,130 sqft, 3 bedrooms and 1 bathroom), structured on two floors and consisting of entrance hall, kitchen with dining area, three bedrooms, bathroom and small private terrace.

The property is then completed by a **greenhouse** (60 sqm – 646 sqft) and a **warehouse** (122 sqm – 1,313 sqft) set right next to the guesthouse.

EXTERIORS

The villa is surrounded by a lush **park of 12,000 sqm** enclosed by a masonry fence, populated by rich vegetation and with driveways and pedestrian paths, all equipped with night lighting. In front of the villa there is also a beautiful **16 x 10 m swimming pool** surrounded by a stone solarium and equipped with changing rooms, bathroom and shower.

Next to the pool, also within the park, we also find a **tennis court** (with *MATECO* concrete surface) that has as its strong point the presence of shade trees on two of the four sides that ensure the perfect experience even on the sunniest days.

Outside the fence are another 1.6 ha of land covered entirely by tall trees.

























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