

RESTORED *ART-NOUVEAU* HOUSE WITH GARDEN FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany



Interiors
266 sqm

Bedrooms
4 (up to 5)

Bathrooms
4

Garden
130 sqm

In a convenient and quiet residential area of Arezzo, a stone's throw from the city's beautiful historic center, renovated house of 266 sqm for sale. The property has been finely restored in recent years and consists of an elegant living area on the ground floor, as well as four spacious bedrooms on the first floor. Outside, a paved yard with parking spaces and a garden complete the building.

SUMMARY OF THE PROPERTY

REFERENCE #: 2485 – CASA LIBERTY AREZZO

TYPE: Art Nouveau style house

CONDITIONS: restored

LOCATION: residential area, 3 km from the center

ACCESS: excellent, paved road

INTERIORS: 317 square meters (3,410 square feet)

TOTAL ROOMS: 16

BEDROOMS: 4 (up to 5)

BATHROOMS: 4

ANNEXES: woodshed, technical room

MAIN FEATURES: wooden floors, ample windows, bright rooms, vaulted ceilings, original fireplaces, working pizza oven, balcony, ample attics, parking area, private garden, porch, automated electric gate, alarm system

GARDEN: 130 square meters (1,399 square feet)

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes, 5G optic fiber

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 140.80 kWh/m²year)

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Historic center of Arezzo (3km; 5'), Castiglion Fiorentino (18km; 20'), Cortona (30km; 30'), Anghiari (30km; 30'), Sansepolcro (35km; 35'), Città di Castello (37km; 35'), Chiusi della Verna (44km; 55'), Montepulciano (52km; 50'), Pienza (59km; 1h), Gaiole in Chianti (59km; 1h), Montalcino (73km; 1h), Siena (75km; 1h 5'), Florence (77km; 1h 10'), Perugia (94km; 1h 15'), Assisi (107km; 1h 25'), San Gimignano (122km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (89km; 1h 10'), Firenze A. Vespucci (98km; 1h 15'), Forlì L. Ridolfi (135km; 2h), Pisa G. Galilei (158km; 1h 50'), Rimini F. Fellini (165km; 2h 10'), Bologna G. Marconi (180km; 2h), Roma Ciampino (230km; 2h 25'), Roma Fiumicino (245km; 2h 30')

CASA LIBERTY AREZZO

In a convenient and quiet residential area of **Arezzo**, a stone's throw from the city's beautiful **historic center**, **renovated house** of 300 sqm for sale. The property has been finely restored in recent years and consists of an elegant living area on the ground floor, as well as four spacious bedrooms on the first floor. Outside, a paved yard with parking spaces and a **garden** complete the building.

Amenities are all available in the immediate vicinity (less than 200 m walk), and the historic center of Arezzo is suitable for those looking for a lively city full of stores of all kinds. Then, less than 15 km from the city is the junction of the **A1 highway**, which makes it possible to reach Florence in about an hour.

DESCRIPTION OF THE PROPERTY

From the road, two gates (one pedestrian, the other driveway) give access to a convenient **paved yard** (75 sqm) with space for two cars and a small grass corner. The front door of the house opens to a lovely entrance hall that leads on one side to the living room with dining room and small service bathroom, and on the other side to the eat-in kitchen and a second living room with exit to the back porch. Straight across from the front door one then has access to a cellar with an original wood-burning oven.

From the entrance, the staircase then goes up to the first floor. Halfway up the ramp, a small hallway gives access to two bathrooms serving the upstairs bedrooms. Arriving on the actual floor, the central landing connects to a private study with balcony, the master bedroom with private bathroom and three other double bedrooms. The staircase then continues to the attic where there are three large rooms that could be used as convenient storage areas.

The building, dating back to **1924** at the height of the **Art Nouveau** era, has recently been tastefully renovated and has an excellent distribution of spaces. The rooms are generous and comfortable, with large windows that make them bright and cozy, the taste is exquisitely contemporary in terms of finishes but the historical elements are well preserved, such as the old wood-burning oven and one of the two fireplaces. The house is also equipped with an alarm system for improved security.

At the back of the building is the **exclusive garden** (55 sqm), accessed from the porch or the cellar. A shed (used as a woodshed) and two technical rooms (17 sqm – 183 sqft) for the house's systems are also located here.



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