

Ref. 2500 – **VILLA PETRARCA**

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MODERN VILLA WITH POOL FOR SALE IN A VERY PANORAMIC POSITION IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
585 sqm

Bedrooms
10

Bathrooms
12

Swimming pool
12 x 9 m

Total land
1.8 ha

Olive grove
250 trees

In a panoramic position with breathtaking views of the historic center of Arezzo, 10-bedroom modern villa and park for sale. The property is a modern building (over 500 sqm), perfectly maintained, with bright and welcoming rooms, as well as a beautiful wooded park with a 12 x 9 m swimming pool and regulation tennis court. The property is easily usable as a tourist resort.

SUMMARY OF THE PROPERTY

REFERENCE #: 2500 – VILLA PETRARCA

TYPE: modern villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 585 square meters (6,294 square feet)

TOTAL ROOMS: 15

BEDROOMS: 10

BATHROOMS: 12

ANNEXES: storage

MAIN FEATURES: modern building, sunbathing rooftop terrace, veranda, restaurant, garden, olive trees, tennis court, swimming pool, fitness area

EXTERIORS: 1,8 hectares (4.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 9 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Arezzo (7km; 10'), Castiglion Fiorentino (16km; 20'), Cortona (27km; 35'), Anghiari (35km; 30'), Montevarchi (35km; 30'), Città di Castello (42km; 40'), Gaiole in Chianti (54km; 55'), Pienza (56km; 1h), Castiglione del Lago (61km; 50'), Montalcino (70km; 1h 15'), Siena (72km; 1h), Florence (72km; 1h), Perugia (91km; 1h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (92km; 1h 10'), Perugia San Francesco (100km; 1h 15'), Grosseto C. Baccarini (137km; 1h 50'), Forlì L. Ridolfi (140km; 2h), Pisa G. Galilei (154km; 1h 45'), Bologna G. Marconi (174km; 1h 55'), Roma Ciampino (227km; 2h 20'), Roma Fiumicino (241km; 2h 25')

VILLA PETRARCA

In a panoramic position with breathtaking views of the historic center of **Arezzo**, **10-bedroom modern villa** and park for sale. The property is a modern building (over 500 sqm), perfectly maintained, with bright and welcoming rooms, as well as a beautiful wooded park with a **12 x 9 m swimming pool** and regulation tennis court. The property is easily usable as a tourist resort.

The property is located in an extremely quiet location but still close to the city, where all services can be found. The strategic position of the villa, just 15' from the **A1 highway**, makes it possible to reach Florence and Siena in about an hour's drive. Other art cities in Tuscany can still be reached in less than forty minutes by car.

DESCRIPTION OF THE BUILDINGS

The **villa** (515 sqm – 5,541 sqft, 10 bedrooms and 10 bathrooms) is structured on two floors, both with direct access from the outside thanks to garden terraces. The main entrance, on the lower floor, leads to a bright living room with large windows overlooking the gazebo. From here it leads on one side to a second living room with a play area and exit to the pool, and on the other to a dining room with kitchen, service bathroom and laundry room. In a separate wing of the floor, however, are two large double bedrooms with en-suite bathrooms, both with direct access from the garden.

Going upstairs, on the other hand, leads to the sleeping area, consisting of six double bedrooms with en-suite bathrooms and two single bedrooms with shared bathroom.

On the roof, a **large paved terrace** (70 sqm – 753 sqft) is used as a sunbathing area in summer.

A short distance from the villa is a **warehouse** (70 sqm – 753 sqft) where tools used for working the gardens and olive grove are kept. At one time this building was used as a small stable for two horses.

EXTERIORS

The **5,700-sqm park** surrounding the villa is fully fenced and landscaped to the smallest detail. Ornamental hedges have been planted along the edges, while the greenery is embellished with shade plants and shrubs, rose bushes, and oleanders. The garden is spread over several terraces located along the slope, where paved courtyards and relaxation areas for guests are located.

At the exit of the lounge is a large gazebo with tables for *al fresco* dining, and from here a staircase leads to the **12 x 9 m pool**, set slightly lower and surrounded by laurel hedges. The pool has a depth ranging from 1.3 to 3.8 m and is equipped with lighting system for the night. The stone solarium surrounds the pool and is equipped with deck chairs and umbrellas.

Descending further down you reach the **fitness area** with gym equipment.

From the gazebo one then passes behind the building where, in addition to a brick oven, there is a **tennis court** made of PVC resin and with regular dimensions. Next to the court is a veranda with a hot tub and, serving the tennis court, two bathrooms with showers.

At the entrance to the property, immediately after the gate, is a convenient **parking area** for guests. Moving away from the building, on the other hand, we find an **olive grove** (1.3 hectares for a total of 250 trees) that allows the production of an excellent extra virgin olive oil.











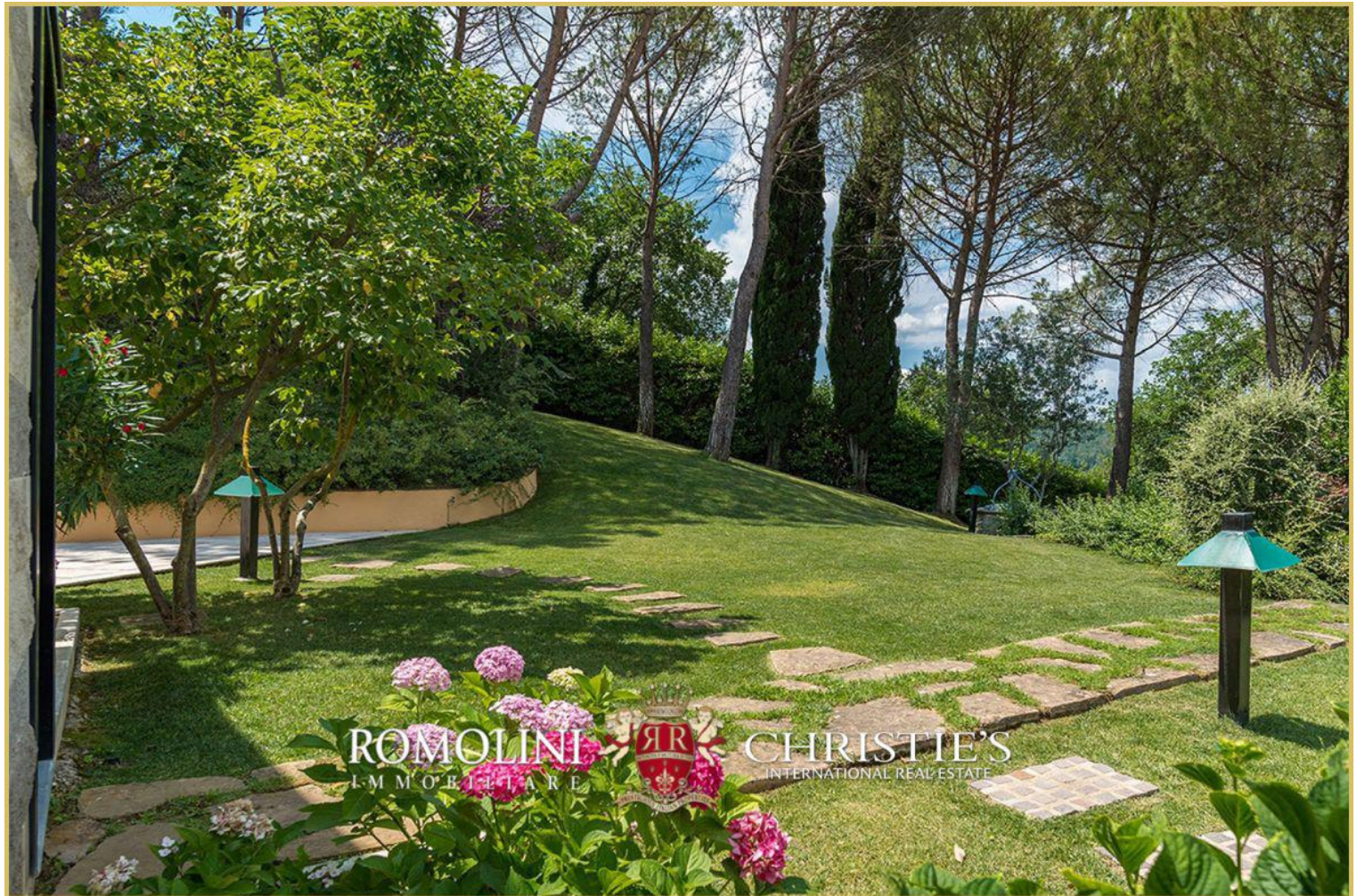






































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