

LUXURY VILLA WITH PRIVATE LAKE AND OLIVE GROVE FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

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Interiors
1,000 sqm

Bedrooms
4

Bathrooms
4

Swimming pool
16 x 6 m

Total land
12.9 ha

Olive grove
3.9 ha

Oil
1,500 kg

Not far from Arezzo, in a hillside location, luxury villa with farmland and olive grove for sale. The property consists of several buildings (1,000 sqm in total) and lends itself well to being used either as a private home or as an income property. Accompanying are 7,350 sqm of garden with swimming pool and 12.2 ha of agricultural land with olive grove and large portions of arable land.

SUMMARY OF THE PROPERTY

REFERENCE #: 2638 – VILLA DEL LAGO

TYPE: luxury villa with private lake

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 1,000 square meters (10,758 square feet)

TOTAL ROOMS: 20

BEDROOMS: 4

BATHROOMS: 4

ANNEXES: guesthouse, agricultural outbuildings, garage

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and parquet flooring, original oven, private garage, lake for irrigation, olive grove, garden, swimming pool, ample plots of arable land

EXTERIOR: 12.9 hectares (31.9 acres)

OLIVE GROVE: 3.9 hectares (9.6 acres)

YEARLY PRODUCTION: up to 1,500 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 16 x 6 m

ELECTRICITY: already connected + photovoltaic system

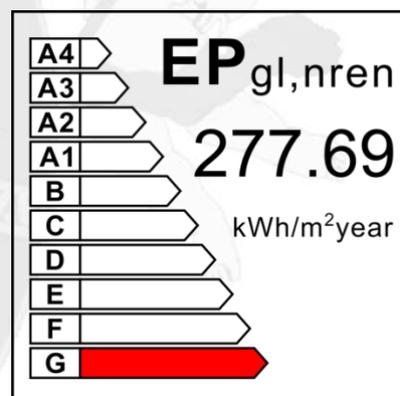
WATER SUPPLY: mains water + lake for irrigation

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Castiglion Fiorentino (9km; 10'), Arezzo (10km; 15'), Cortona (20km; 30'), Tuoro sul Trasimeno (33km; 45'), Anghiari (37km; 35'), Montepulciano (49km; 50'), Pienza (56km; 1h), Montalcino (70km; 1h 15'), Siena (72km; 1h), Florence (80km; 1h 30'), San Gimignano (110km; 1h 40')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h 10'), Firenze A. Vespucci (95km; 1h 10'), Forlì L. Ridolfi (142km; 2h), Pisa G. Galilei (155km; 1h 50'), Bologna G. Marconi (177km; 2h 10'), Roma Ciampino (227km; 2h 20'), Roma Fiumicino (241km; 2h 20'),

VILLA DEL LAGO

Not far from **Arezzo**, in a hillside location, **luxury villa** with farmland and olive grove for sale. The property consists of several buildings (1,000 sqm in total) and lends itself well to being used either as a private home or as an income property. Accompanying are **7,350 sqm of garden** with **swimming pool** and **12.2 ha of agricultural land** with **olive grove** and large portions of arable land.

The property, conveniently accessible by paved road, is very close to basic services (about 1 km) and about 10 km from Arezzo. The location of the property also allows quick access to freeway and highway, ensuring rapid connection with much of **Tuscany** and its cities of Art (Siena, Florence, Montepulciano, Pienza...).

DESCRIPTION OF THE BUILDINGS

The **main villa** (399 sqm – 4,293 sqft, 3 bedrooms and 3 bathrooms) is a stone building on two floors, renovated with great taste maintaining the original style of the building but adding modern comforts and high-level finishes:

- **Ground floor:** living room with porch, dining room with pergola, kitchen, pantry and service bathroom;
- **First floor:** study with loggia, master bedroom with en-suite bathroom and walk-in closet, and two guest bedrooms (one with private bathroom).

The **guesthouse** (115 sqm – 1,237 sqft, 1 bedroom and 1 bathroom) is a lovely two-story building, nicely renovated: on the ground floor is the living area with kitchen, while on the first floor (with independent access from outside) is the bedroom with bathroom and walk-in closet.

The **greenhouse** (110 sqm – 1,184 sqft) is located a short distance from the house and is used as storage for pool equipment and garden tools.

A **warehouse** (101 sqm – 1,086 sqft), located just in front of the villa, could be converted into a recreational area with a cinema room and sitting room.

A large car **garage** (120 sqm – 1,291 sqft) and an **agricultural warehouse** (127 sqm – 1,366 sqft) with an attached **shed** (28 sqm – 301 sqft) complete the property.

EXTERIORS

The property stretches for about **12.9 hectares (31.9 acres)** in a mid-hill position.

Surrounding the buildings is the **7,350-sqm garden** with a **16 x 6 m swimming pool**. Some covered gravel areas are very convenient as additional car parking.

The agricultural land, on the other hand, lies all around the garden: at the production level, the property can count on an **olive grove** (3.9 ha) that allows the production of an excellent extra-virgin olive oil with Leccino, Pendolino, Ciliegino, Frantoio and Correggiolo varieties. Annual production can reach 1,500 kg of oil in the best seasons.

The rest of the property is covered by **arable land** (8.2 ha) that could be used to plant new olive trees, vineyards or crops typical of the area.

A nice **artificial pond** has been built within the property, with mainly aesthetic and relaxation purpose, but with possibility to draw water in case of need for irrigation.



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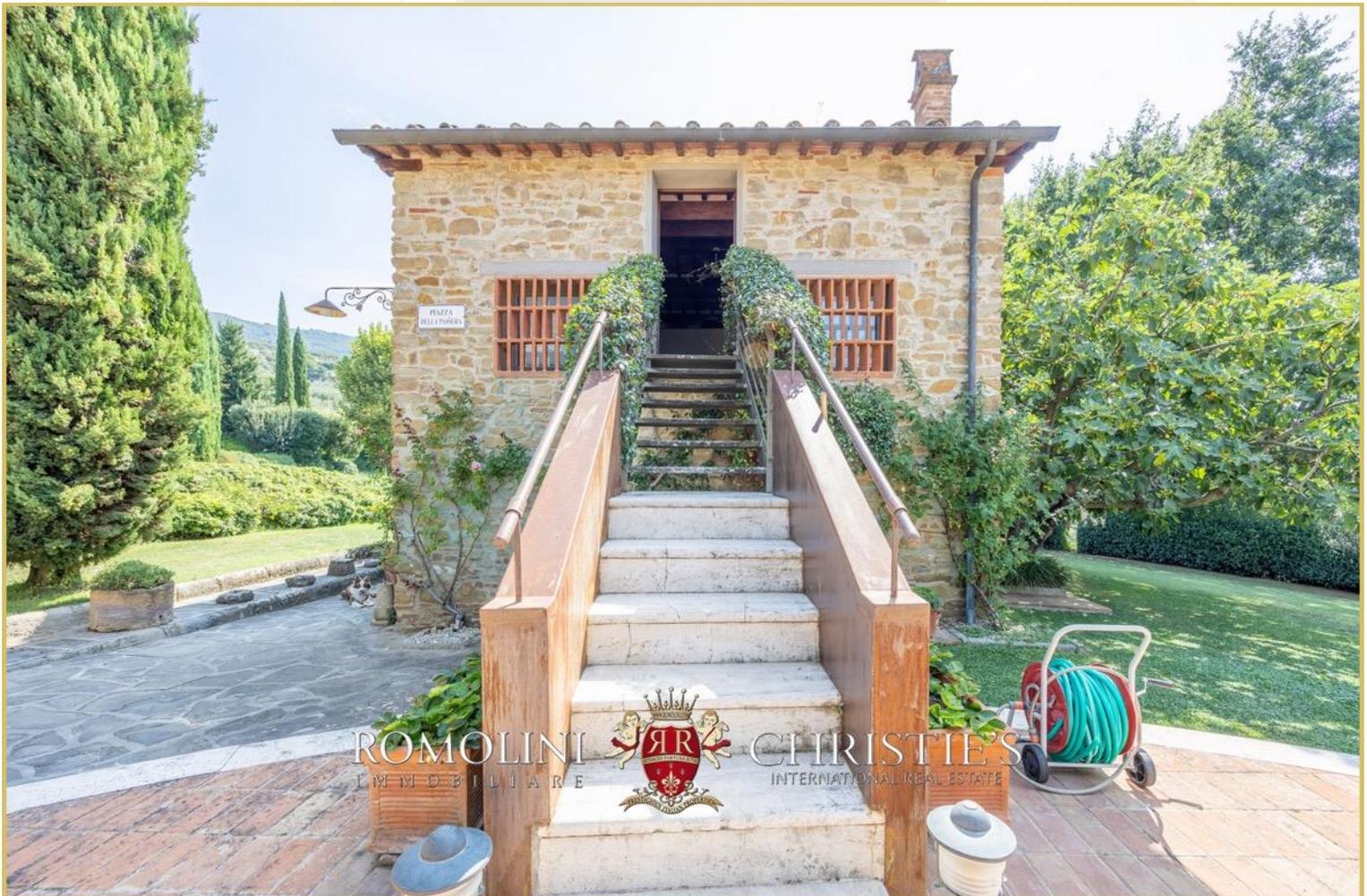
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