

Ref. 2671 – **VILLA DEGLI ACANTI**

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HISTORICAL VILLA WITH PARK AND POOL FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
616 sqm

Bedrooms
5

Bathrooms
3

Park
7,500 sqm

Swimming pool
12 × 4,5 m

In the immediate vicinity of the city of Arezzo, in a slightly elevated position offering beautiful panoramic views and tranquility, restored 18th-century manor house for sale. The property, which retains its original features, is currently used as a private home but would also lend itself very well as a small accommodation business, with several rooms available for guests. A 7,500-square-meter park with swimming pool adorns the villa.

SUMMARY OF THE PROPERTY

REFERENCE #: 2671 – VILLA DEGLI ACANTI

TYPE: historic villa

CONDITIONS: habitable

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 616 square meters (6,627 square feet)

TOTAL ROOMS: 17

BEDROOMS: 5

BATHROOMS: 3

ANNEXES: pool house

MAIN FEATURES: stately building, brick walls, terracotta floors, original fireplaces, wooden beams, frescoes, park, *hortus conclusus*, swimming pool, photovoltaic system, electric car charging station

EXTERIORS: 7,500 square meters (1.8 acres)

OLIVE GROVE: 120 trees

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 4.5 m

ELECTRICITY: already connected + photovoltaic system (8 kW)

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 208.36 kWh/m²year)

HEATING SYSTEM: fan coils + heat pump

CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Arezzo (9km; 15'), Castiglion Fiorentino (26km; 35'), Anghiari (28km; 30'), Sansepolcro (29km; 40'), Cortona (38km; 50'), Montevarchi (44km; 40'), Città di Castello (44km; 45'), Montepulciano (60km; 1h), Pienza (68km; 1h 10'), Passignano sul Trasimeno (75km; 1h), Siena (79km; 1h 15'), Montalcino (81km; 1h 30'), Cetona (81km; 1h 5'), Florence (84km; 1h 15'), Monteriggioni (98km; 1h 30'), Casole d'Elsa (116km; 1h 45'), Pisa (165km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (95km; 1h 25'), Firenze A. Vespucci (102km; 1h 15'), Grosseto C. Baccarini (148km; 2h), Rimini F. Fellini (161km; 2h 20'), Pisa G. Galilei (162km; 1h 50'), Bologna G. Marconi (183km; 2h), Roma Ciampino (239km; 2h 30'), Roma Fiumicino (252km; 2h 35')

VILLA DEGLI ACANTI

In the immediate vicinity of the city of **Arezzo**, in a slightly elevated position offering beautiful panoramic views and tranquility, restored **18th-century manor house** for sale. The property, which retains its original features, is currently used as a **private home** but would also lend itself very well as a **small accommodation business**, with several rooms available for guests. A **7,500-square-meter park** with **swimming pool** adorns the villa.

The villa is located not far from a small town where basic services are located (less than a kilometer, also easily accessible on foot) and less than twenty minutes from Arezzo. The town is an important junction that allows to move very easily throughout **Tuscany** and visit its art cities.

DESCRIPTION OF THE PROPERTY

The **main villa** (519 sqm – 5,584 sqft, 5 bedrooms and 3 bathrooms) has three floors and is accessed directly from the garden:

- **Ground floor:** large entrance hall, large living room with fireplace, private study, cellar/storage room, bathroom and storage room;
- **First floor:** kitchen with pantry, dining room, living room with fireplace, library, three bedrooms and bathroom;
- **Second floor:** kitchen, living room, two bedrooms, one bathroom and storage room.

The earliest information about the property dates back to the **18th century**, when it was used as a “hunting lodge” by a family of Aretine landowners. Members of the family included notable people who lived in the nineteenth and early 20th centuries, including a renowned musicologist and an internationally renowned mathematician.

Over the years, the property has undergone structural and architectural changes, but these have preserved its original charm and the peaceful atmosphere it conveys, thanks in part to the beauty of the surrounding area. Among the interiors, the striking library stands out, providing a truly unique atmosphere with the imposing stone fireplace warming the spacious room.

On the ground floor, with independent access from the outside, there are two rooms accessible from the outside on opposite sides of the building: a **historic cellar** (53 sqm – 570 sqft) formerly used for wine production and an **orangery** (27 sqm – 290 sqft).

The **12 × 4.5 m swimming pool**, facing south, is located slightly downhill from the villa, immediately below the historic garden. From the solarium of the pool, surrounded by olive trees (about **120 plants**), there is a splendid view of the surrounding countryside with the city of Arezzo in the background. Near the pool there is a **pool house** (17 sqm – 183 sqft) with changing room.

The property includes about **7,500 sqm (1.8 ac) of land** organized as parkland around the villa, where there is a lovely historic garden adorned with century-old holm oaks and a **Hortus Conclusus**, a medieval-inspired garden enclosed by a wall and with the characteristic water element, which in this case is an underground water tank for rainwater. With its orderly layout, geometric flower beds and ornamental plants, it is a place of harmony and peace, of intimate reflection.

USE AND POTENTIAL USES

Thanks to its characteristics, the villa is suitable both as a main residence, being located in the countryside but close to the city of Arezzo, and as a second home for spending vacation periods. In addition, it is ideal for use as a vacation home.

The villa is already arranged to be divided to possibly accommodate two households. One of them could also be used for housing the janitors or maintainers of the property. A portion of the building has recently undergone energy efficiency upgrades (including double glazing, photovoltaic panels and heat pump for heating), achieving the highest efficiency class expected for buildings.



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