

RENOVATED FARMHOUSE WITH TENNIS COURT FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

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Interiors
446 sqm

Bedrooms
3

Bathrooms
2

Garden
7.000 mq

Agricultural land
500 sqm

On the hills of Arezzo, in a very panoramic position overlooking the countryside and the historic center of the city, renovated farmhouse for sale. The property (over 440 sqm) has been completely renovated and converted into an elegant private home with 3 bedrooms and private garage. The 7,000-sqm park surrounding the house houses a tennis court and many nooks and crannies in which to relax outdoors.

SUMMARY OF THE PROPERTY

REFERENCE #: 2676 – VILLA DAHLIA

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 446 square meters (4,799 square feet)

TOTAL ROOMS: 14

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: garage, changing room

MAIN FEATURES: stone and brick walls, brick arches, fireplaces, terracotta and wooden floors, double glazing, alarm system, terrace, panoramic veranda, porches, garden, irrigation system, tennis court, rainwater cistern

EXTERIORS: 7,500 square meters (1.8 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: pellet

ENERGY CERTIFICATE: **B** (EP_{gl, nren} = 37.70 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (5km; 10'), 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 DAHLIA

On the hills of **Arezzo**, in a very panoramic position overlooking the countryside and the historic center of the city, **renovated farmhouse** for sale. The property (over 440 sqm) has been completely renovated and converted into an elegant private home with 3 bedrooms and private garage. The **7,000-sqm park** surrounding the house houses a **tennis court** and many nooks and crannies in which to relax outdoors.

The origin of the building could be traced, according to some sources, to a medieval refreshment for pilgrims who chose the Arezzo route to reach the **Verna Sanctuary** from Assisi, following in the footsteps of St. Francis.

Basic services are available in the nearby village (5km; 10') while the historic center of Arezzo is just a 15' drive away. From Arezzo it is then easy to take the **A1 highway** to Florence in just over an hour.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (314 sqm – 3,379 sqm, 3 bedrooms and 2 bathrooms) is distributed on two floors and is articulated in such a way as to offer excellent livability of both indoor and outdoor spaces:

- **Ground floor:** entrance hall, large living room with fireplace, dining room, kitchen and utility room;
- **First floor:** living/relax area with fireplace and large veranda (obtained by closing with glass windows an old loggia) with panoramic views, three bedrooms and two bathrooms.

The elevation where the main entrance is located has western exposure with a splendid view of the sunsets that set the valley ablaze. The building retains its charm as a Tuscan stone house, but recent renovation has given this villa a unique elegance.

The house then has two porches: the one on the north side, which allows you to enjoy the outdoor spaces even in the height of summer, and the one on the southeast side (where there is a wood-burning oven) that connects the house with the **large garage** (100 sqm – 1,076 sqft) and the cellar, obtained in a portion of the garage itself. Near the garage is also the entrance to the central heating plant room, where a pellet boiler is installed. A portion above the garage has been arranged as a terrace, an additional area equipped to enjoy the outdoor spaces from an elevated position.

EXTERIOR

The **7,000-sqm park** surrounding the villa is well maintained and full of ornamental plants and expertly placed trees. The solid fence, partly made of masonry, offers the privacy needed to enjoy the intimacy of the dwelling and the beauty of the surrounding places. Within the park there is a tennis/football court with attached **changing rooms and services** (32 sqm – 344 sqft).

In the square in front of the garage there is an **18,000-liter underground cistern** for rainwater recovery.





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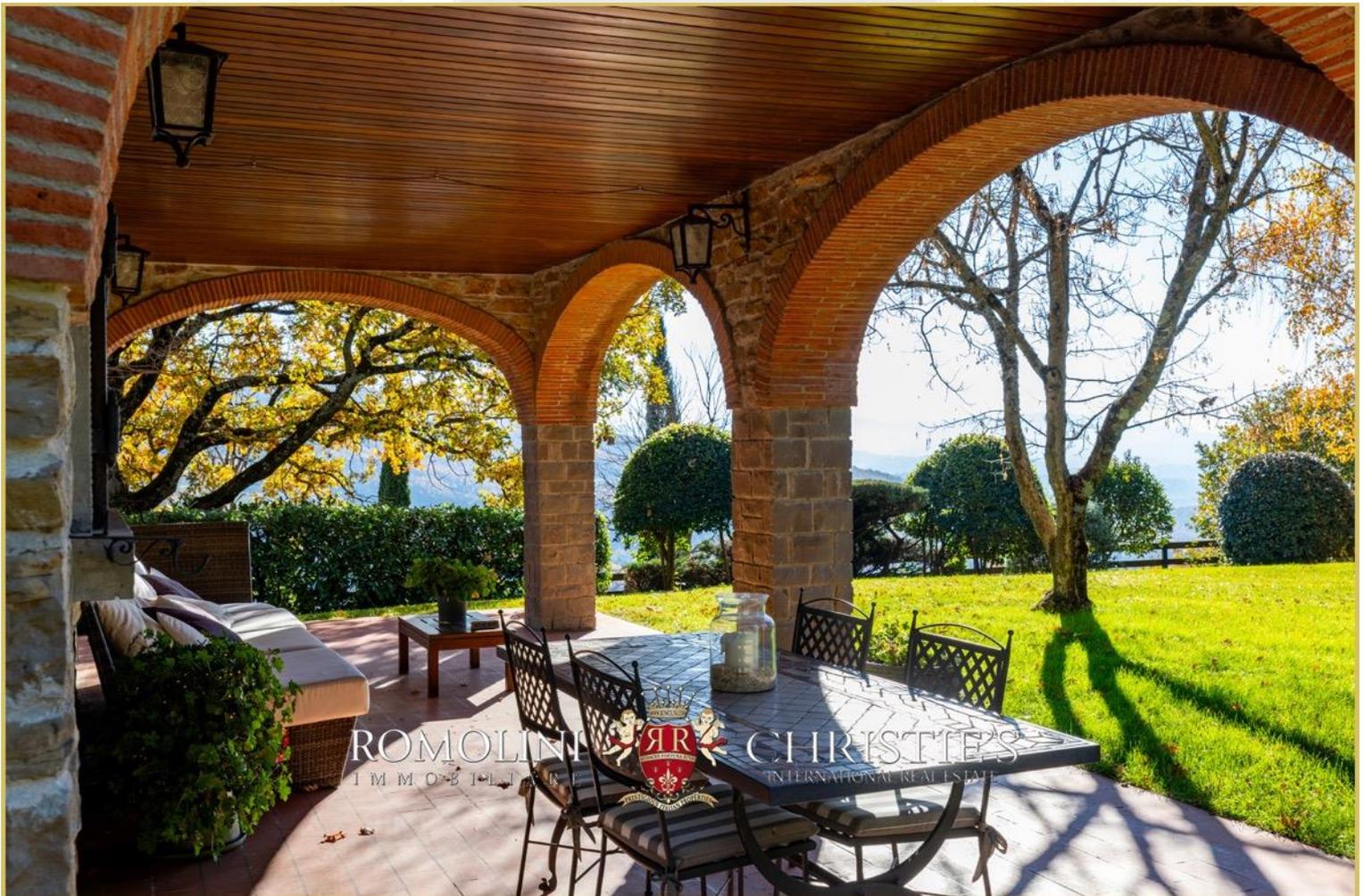




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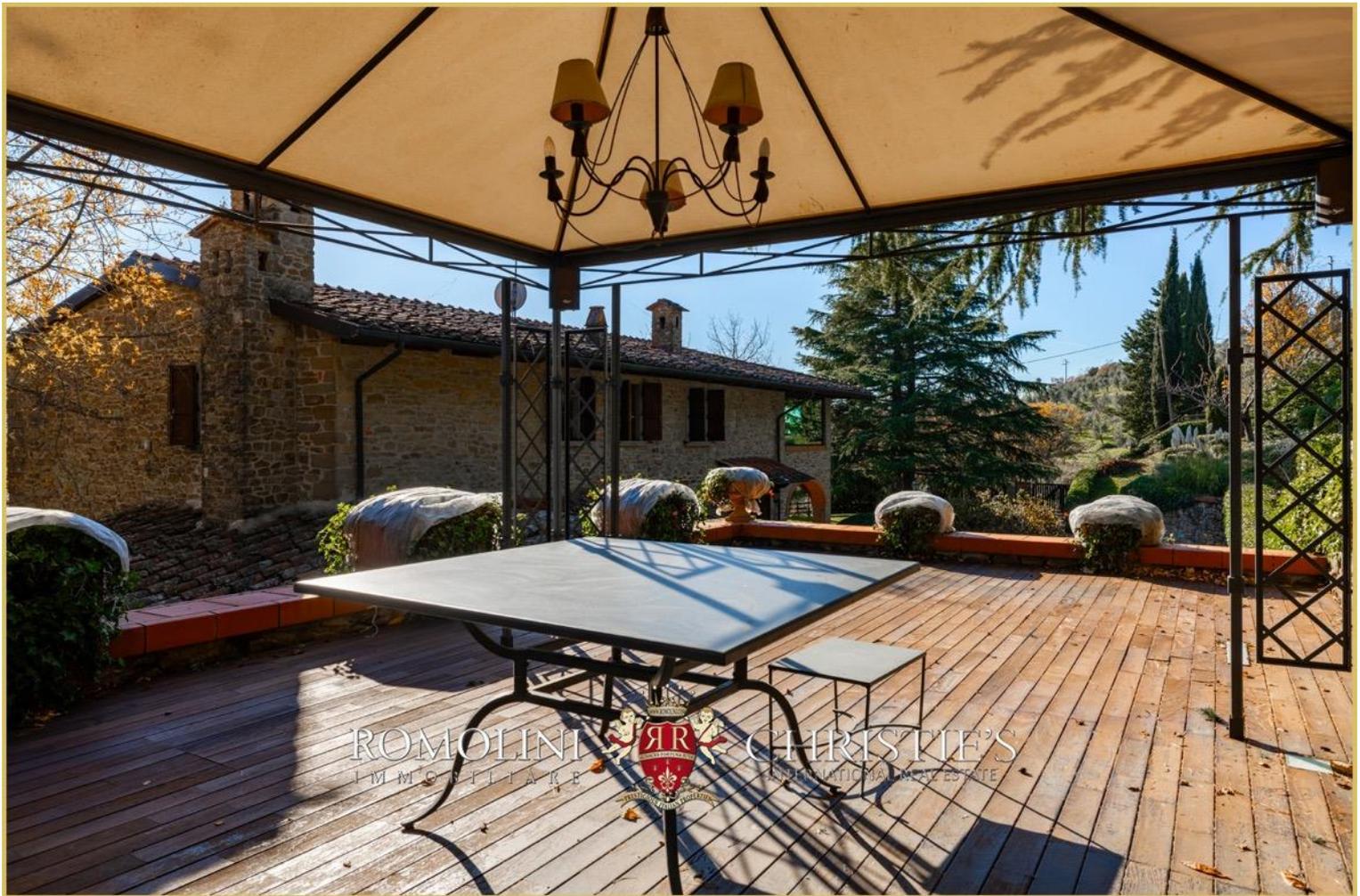
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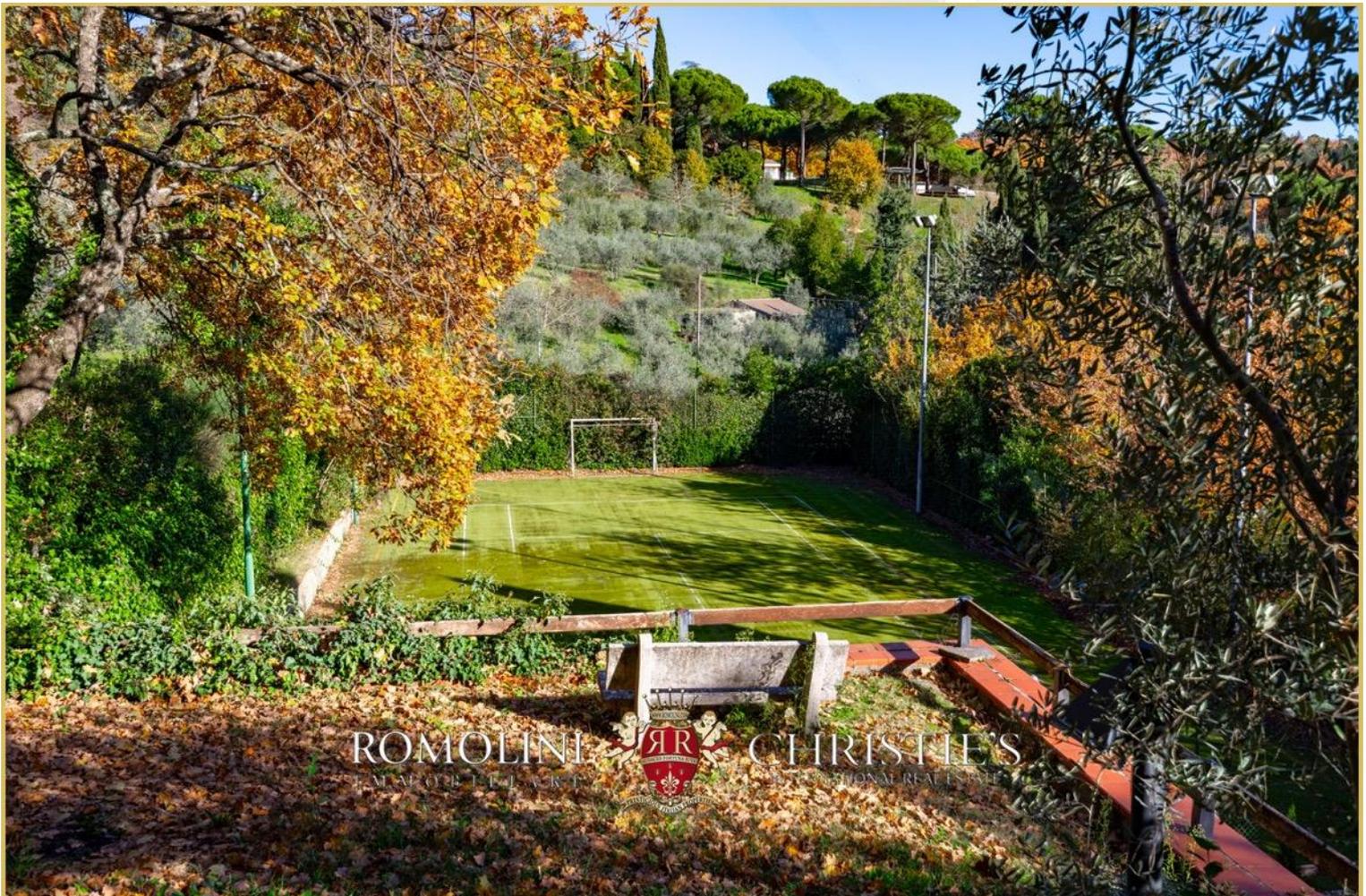
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