

RUSTIC HAMLET, BOUTIQUE HOTEL FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
870 sqm

Bedrooms
13

Bathrooms
14

Garden
5,220 sqm

Swimming pool
16 x 8 m

Located along the route of the Via Flaminia Minor which connected Arezzo and Bologna, rural hamlet with swimming pool for sale. The property was entirely renovated between 2003 and 2011 and now houses a total of 13 guest bedrooms (including four apartments) with a restaurant and breakfast room. The 5,200-sqm park surrounding the buildings ensures great tranquility and includes an 18 x 7.5 m swimming pool placed not far from the villa.

SUMMARY OF THE PROPERTY

REFERENCE #: 2680 – LOCANDA FLAMINIA

TYPE: rural hamlet, boutique hotel

CONDITIONS: restored (2011)

LOCATION: hilly, panoramic

ACCESS: excellent, paved road (200 m)

INTERIORS: 870 square meters (9,361 square feet)

TOTAL ROOMS: 28

BEDROOMS: 13

BATHROOMS: 14

ANNEXES: guesthouse, technical room

MAIN FEATURES: stone and brick walls, wooden beams, stone and terracotta floors, original fireplaces, restaurant, swimming pool, garden, olive trees, private parking

EXTERIORS: 5,220 square meters (1.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 18 x 7.5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 182.83 kWh/m²year)

HEATING SYSTEM: radiators + fan coils + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (900m; 2'), Arezzo (9km; 10'), Subbiano (10km; 10'), Anghiari (18km; 20'), Castiglion Fiorentino (26km; 35'), Cortona (37km; 45'), Montevarchi (44km; 40'), Siena (78km; 1h 10'), Florence (84km; 1h 15'), San Gimignano (126km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (92km; 1h 20'), Firenze A. Vespucci (101km; 1h 10'), Pisa G. Galilei (161km; 1h 50'), Bologna G. Marconi (182km; 2h), Roma Ciampino (238km; 2h 30'), Roma Fiumicino (252km; 2h 30')

LOCANDA FLAMINIA

Located along the route of the **Via Flaminia Minor** which connected **Arezzo** and **Bologna**, rural **hamlet** with swimming pool for sale. The property was entirely renovated between 2003 and 2011 and now houses a total of **13 guest bedrooms** (including four apartments) with a **restaurant** and breakfast room. The **5,200-sqm park** surrounding the buildings ensures great tranquility and includes an **18 x 7.5 m swimming pool** placed not far from the villa.

The property is currently operating as a **boutique hotel**: the property is confirmed to be of an excellent standard, as evidenced by very positive reviews, and could be further improved with targeted investment and promotion on social media.

Easily accessible from the municipal road system (only the last 200 m of the road is not paved but kept in excellent condition), the property has all the necessary services in the nearby village (900 m) and the historic center of Arezzo is about 10' drive away.

DESCRIPTION OF THE BUILDINGS

The **villa** (575 sqm – 6,187 sqft, 6 bedrooms and 7 bathrooms) is a large rustic building on three floors, currently used for guest accommodation. The structure is adorned on two sides with an American vine that lends color and warmth to the property in the various seasons. On the ground floor are the common areas of the villa, consisting of a large dining room, professional kitchen with bathroom for employees, breakfast room and service bathrooms for guests. The two upper floors are then home to four apartments:

- **Apt. A:** living room with kitchenette, two bedrooms, storage room and bathroom;
- **Apt. B:** living room with cooking corner, bedroom and bathroom;
- **Apt. C:** living room with kitchenette, bedroom, walk-in closet, two bedrooms and bathroom;
- **Apt. D:** living room with cooking corner, bedroom and bathroom.

Guesthouse A (40 sqm – 430 sqft, 1 bedroom and 1 bathroom) is a small building on one floor consisting of a living room with kitchenette, bedroom and bathroom.

Guesthouse B (220 sqm – 2,367 sqft, 6 bedrooms and 6 bathrooms) is located east of the main villa and is a three-story building. On the basement level is a large garage, while on the two upper floors there are six bedrooms with en-suite bathrooms intended for guest accommodation.

The property is completed by a **small shed** (25 sqm – 269 sqft) and the **technical room for the swimming pool** (10 sqm – 108 sqft).

EXTERIORS

The buildings are set within a **park of 5,200 sqm (1.3 acres)** dotted with tall trees and olive trees. A short distance from the villa is the **18 x 7.5 m swimming pool** surrounded by a terracotta solarium.

A convenient **gravel apron** at the end of the driveway allows several cars to park in a quiet and safe environment.



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