

LUXURY APARTMENT WITH GARDEN FOR SALE IN THE HISTORICAL CENTER OF AREZZO

Arezzo – Arezzo – Tuscany



Interiors
318 sqm

Bedrooms
3

Bathrooms
3

Garden
140 sqm

Elegant 318-sqm apartment for sale on the first floor of a historical *palazzo* in the heart of Arezzo, with a large private garden. The building overlooks Corso Italia, just a few steps from the most evocative places of the Etruscan city: from Piazza Grande, with its Vasari loggia, to Piazza San Francesco, whose basilica houses the famous frescoes by Piero della Francesca, and the majestic Duomo.

SUMMARY OF THE PROPERTY

REFERENCE #: 2719 – APPARTAMENTO LA CORTE

TYPE: apartment

CONDITIONS: restored, luxury finishes

LOCATION: historical center, Corso Italia

ACCESS: excellent

INTERIORS: 318 square meters (3,422 square feet)

TOTAL ROOMS: 11

BEDROOMS: 3

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: property overlooking Corso Italia, ample reception halls, parquet flooring, arches, moldings, frescoes, vaulted ceilings, garden

EXTERIOR: 140 square meters (1,506 square feet)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 135.42 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Castiglion Fiorentino (18km; 20'), Cortona (29km; 35'), Anghiari (31km; 25'), Montevarchi (37km; 30'), Sansepolcro (37km; 35'), Montepulciano (53km; 50'), Pienza (60km; 1h), Florence (77km; 1h 10'), Siena (70km; 1h), Montalcino (80km; 1h 20'), Orvieto (109km; 1h 10'), San Gimignano (119km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (94km; 1h 5'), Pisa G. Galilei (155km; 1h 45'), Bologna G. Marconi (176km; 1h 55'), Roma Ciampino (231km; 2h 20'), Roma Fiumicino (245km; 2h 20')

APPARTAMENTO LA CORTE

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The palazzo is an example of great architectural and artistic prestige. On the ground floor, the entrance hall is decorated with grotesque frescoes painted in **1604** by the Arezzo painter **Teofilo Torri**. The recently renovated apartment is distinguished by its spacious rooms, including a large main hall, connected to two other more intimate spaces. The dining room, kitchen with pantry and three bedrooms, each with en-suite bathroom, are also on the same floor.

From the living area, a few steps lead to the **140-sqm private garden**, a true rarity in the heart of the city, which reveals itself as a precious treasure chest. The garden is equipped with an irrigation system and night lighting. An accessory/laundry room with bathroom is also located on this level. The entire flat is lit by LEDs and has a state-of-the-art home theatre/surround system.

This prestigious property stands out for its refined finishes, its exclusive location in the historical center, and, above all, for the presence of the internal courtyard transformed into a garden, a unique element that allows one to enjoy large private outdoor areas while living in the heart of the city.

Arezzo also offers the advantage of a city on a human scale, with all services at hand, excellent road and rail connections, and easy access to the main airports of Central Italy.







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