

Ref. 2737 – **VILLA LIBERTY VALDARNO**www.romolini.co.uk/en/2737

LIBERTY-STYLE VILLA FOR SALE IN A PANORAMIC POSITION IN VALDARNO, TUSCANY

Loro Ciuffenna – Arezzo – Tuscany**Interiors**
911 sqm**Bedrooms**
5 (up to 6)**Bathrooms**
6**Total land**
7,750 sqm

On the picturesque hills of Valdarno, just a few minutes from Loro Ciuffenna (awarded as one of the *Borghi Più Belli d'Italia*), period *Gilded-Age* style villa for sale. The property (over 900 sqm) offers panoramic views of the surrounding hills and is surrounded by a 7,550-sqm park with 120 olive trees.

This prestigious property is ideal as a luxury private residence or as a charming accommodation. The unique combination of history, modern amenities, and proximity to well-known cities such as Florence and Arezzo make the property very attractive in all respects.

SUMMARY OF THE PROPERTY

REFERENCE #: 2737 – VILLA LIBERTY VALDARNO

TYPE: Liberty-style villa

CONDITIONS: under renovation

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 911 square meters (9,802 square feet)

TOTAL ROOMS: 18

BEDROOMS: 5 (up to 6)

BATHROOMS: 6

ANNEXES: no

MAIN FEATURES: Liberty style, panoramic paved terrace, turret, terracotta and *graniglia* flooring, original fireplaces, gym, cinema room, garden

EXTERIOR: 7,750 square meters (1.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: yes, above ground

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: predisposition for LPG

HEATING SYSTEM: air conditioning + heat pump

CLOSEST CITIES AND TOWNS

Loro Ciuffenna (4km; 5'), Montevarchi (11km; 15'), Laterina (15km; 20'), Bucine (20km; 25'), Figline Valdarno (21km; 25'), Reggello (24km; 35'), Arezzo (26km; 35'), Gaiole in Chianti (30km; 35'), Florence (55km; 55'), Castiglion Fiorentino (62km; 50'), Siena (63km; 1h), Cortona (83km; 1h)

CLOSEST AIRPORTS

Firenze A. Vespucci (72km; 50'), Perugia San Francesco (127km; 1h 25'), Pisa G. Galilei (133km; 1h 30'), Bologna G. Marconi (154km; 1h 40'), Roma Ciampino (254km; 2h 35'), Roma Fiumicino (268km; 2h 40')

VILLA LIBERTY VALDARNO

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This prestigious property is ideal as a luxury private residence or as a charming accommodation. The unique combination of history, modern amenities, and proximity to well-known cities such as **Florence** and **Arezzo** make the property very attractive in all respects.

Situated in a quiet and panoramic location, the villa is easily accessible by paved road and in less than 5' drive you can reach the village of Loro Ciuffenna where essential services are available. The nearby **A1 highway** (about 10km) makes it possible to reach Florence in less than an hour's drive.

DESCRIPTION OF THE BUILDINGS

The property (911 sqm – 9,802 sqft), ready to be lived in, has been carefully renovated in its two main floors, maintaining the historic charm and integrating modern comforts. The interiors feature elegant finishes and refined details, blending classic Italian architecture with contemporary luxury. The villa includes 5 (up to 6) bedrooms and 6 bathrooms, designed to offer maximum comfort while maintaining the authentic style of the property.

Rare and distinctive elements include an *Art Deco*-style cinema room, Victorian-style gym that combines period elegance with modern functionality, and a panoramic tower spa for an exclusive relaxation experience.

Of the 5 bedrooms, two are luxury appointed suites, with the primary offering a large private dressing room, a sunset terrace, a Victorian-style en-suite, plus exclusive access to the turret.

The lower floors house cellars and a lemon house, currently in a raw state, offering great potential for customization. Depending on the buyer's preference, these spaces can be transformed before the deed, allowing for the creation of a hammam, tasting room, garage or other luxury facilities. The attic, also in need of renovation, could accommodate additional utility rooms.

EXTERIOR

The villa is surrounded by a lush **7,550-sqm park** that will include a panoramic above-ground swimming pool, large areas for relaxing in the open air. Behind the villa, along the slope of the hill, are about **120 olive trees** that allow the production of a small amount of extra virgin olive oil (moreover of excellent quality).

The outdoor spaces are designed to harmonize with the surrounding landscape, creating an oasis of peace surrounded by nature.



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