

Ref. 2763 – **VILLA LORENA**

[www.romolini.com/en/2763](http://www.romolini.com/en/2763)

## PERIOD VILLA WITH PARK AND OLIVE TREES FOR SALE IN VALDICHIANA, AREZZO, TUSCANY

**Arezzo – Arezzo – Tuscany**



**Interiors**  
734 sqm

**Bedrooms**  
7

**Bathrooms**  
4

**Total land**  
2.6 ha

**Olive grove**  
120 trees

On the edge of a charming medieval town in Valdichiana, with direct views of the town's old fortress, manorial villa with park for sale. The property, in good condition, consists of four buildings totaling over 700 sqm and 7 bedrooms and is very suitable both as a private home and as a potential starting point for a small accommodation business. The land includes a garden and 120 olive trees.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2763 – VILLA LORENA

**TYPE:** manorial villa

**CONDITION:** habitable

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 734 square meters (7,897 square feet)

**TOTAL ROOMS:** 32

**BEDROOMS:** 7

**BATHROOMS:** 4

**ANNEXES:** lemon house, storages

**MAIN FEATURES:** terracotta and *graniglia* floors, wooden beams, stone fireplaces, painted walls, manorial chapel, garden, olive trees, agricultural outbuildings to be recovered

**EXTERIOR:** 2,6 hectares (6.4 acres)

**OLIVE GROVE:** 120 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 143.03 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Lucignano (6km; 10'), Sinalunga (13km; 15'), Foiano della Chiana (7km; 10'), Monte San Savino (10km; 10'), Sinalunga (10km; 15'), Montepulciano (25km; 30'), Cortona (27km; 35'), Arezzo (30km; 30'), Pienza (32km; 40'), Castiglione del Lago (35km; 35'), Siena (45km; 40'), Montalcino (46km; 50'), Monteriggioni (64km; 50'), Florence (90km; 1h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (73km; 1h), Firenze A. Vespucci (107km; 1h 10'), Grosseto C. Baccarini (118km; 1h 30'), Pisa G. Galilei (168km; 2h), Bologna G. Marconi (189km; 2h), Roma Ciampino (207km; 2h 25'), Roma Fiumicino (223km; 2h 20')

## VILLA LORENA

On the edge of a charming medieval town in **Valdichiana**, with direct views of the town's old fortress, **manorial villa** with park for sale. The property, in good condition, consists of four buildings totaling over 700 sqm and 7 bedrooms and is very suitable both as a **private home** and as a potential starting point for a **small accommodation business**. The land includes a **garden** and **120 olive trees**.

The area is of ancient colonization, already widely inhabited by the Etruscans, and was a particularly contested place in the Middle Ages between Siena, Arezzo and Florence. Nearby the Florentine army routed the Sieneese in the famous **battle of Scannagallo**, later depicted by Vasari in the *Salone dei Cinquecento* in Florence.

Services are all available in the medieval town, easily reachable even on foot (less than 500 m), and the location of the property is also very convenient for visiting most of the historical cities of Tuscany, also thanks to the proximity to the **A1 highway** (5km; 5').

## DESCRIPTION OF THE BUILDINGS

The **manorial villa** (540 sqm – 5,810 sqft, 7 bedrooms and 4 bathrooms) is a large building on three floors: structurally sound, the building is already habitable but could benefit from some modernization and refinishing works.

- **Ground floor:** reception hall with adjoining private sitting room, office space (consisting of two rooms), large garage, old washroom and various rooms used as cellars and storerooms;
- **First floor:** dining room, kitchen with fireplace, small sitting room, large living room with access to the private chapel, four bedrooms and two bathrooms;
- **Second floor:** three bedrooms, two bathrooms and large habitable attics (six rooms easily adaptable to other uses) with access to a small storage.

Not far from the villa is a small **lemon house** (11 sqm – 118 sqft) used as storage for tools.

Completing the property are two agricultural **outbuildings** (183 sqm – 1,969 sqft), currently unused but potentially usable for the creation of additional living spaces.

## EXTERIOR

The property is surrounded by a well-maintained **garden of 4,725 square meters** that hosts various shaded spaces for relaxing and could accommodate (subject to the opinion of the competent authority) a swimming pool.

All around the garden, on the other hand, is the agricultural land that includes an **olive grove** (7,300 sqm with **120 trees**) and a large portion of **arable land** (1.4 ha) that could be used to plant additional olive trees or new crops.

The property has two separate entrances, but both are extremely convenient as they are connected directly to the paved road: the first, to the southwest, is the historic tree-lined one that leads directly to the villa; the second, to the northeast, is more private and leads at the back of the building to the garage.



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE











ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S  
IMMOBILIARE INTERNATIONAL REAL ESTATE











ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



**ROMOLINI**  
I M M O B I L I A R E

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

**AGENZIA ROMOLINI IMMOBILIARE S.R.L.**

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)