

Ref. 2827 – **VILLA DELLE NINFEE**

[www.romolini.com/en/2827](http://www.romolini.com/en/2827)

## **HISTORICAL VILLA WITH PARK AND SMALL VINEYARD FOR SALE IN AREZZO, TUSCANY**

**Arezzo – Arezzo – Tuscany**



**Interiors**  
709 m<sup>2</sup>

**Bedrooms**  
8

**Bathrooms**  
8

**Total land**  
3.2 ha

**Photovoltaic system**  
13 kW

A few minutes from the historic center of Arezzo, on the hills surrounding the city, period villa with park for sale. The manor house, dating in its original layout to the 17<sup>th</sup> century, has recently undergone earthquake-resistant renovation and consolidation work, and the original project included the division into four independent apartments and the installation of an elevator. The villa is surrounded by a private garden of 7,940 m<sup>2</sup> dotted with ornamental plants and bushes.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2827 – VILLA DELLE NINFEE

**TYPE:** manorial villa

**CONDITIONS:** to be restored

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 709 square meters (7,629 square feet)

**TOTAL ROOMS:** 24

**BEDROOMS:** 8

**BATHROOMS:** 8

**ANNEXES:** barn, shed

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta floors, masonry arches, vaulted ceilings, sandstone doorposts, portico, oven, carport, photovoltaic system, park, private pond, olive grove, small vineyard

**EXTERIOR:** 3.2 hectares (7.9 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 350.70 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + thermofireplace

## CLOSEST CITIES AND TOWNS

Arezzo (2km; 5'), Castiglion Fiorentino (21km; 30'), Anghiari (27km; 35'), Lucignano (30km; 30'), Cortona (33km; 45'), Montepulciano (57km; 1h), Pienza (64km; 1h 10'), Tuoro sul Trasimeno (68km; 1h), Siena (77km; 1h 10'), Florence (87km; 1h 45'), Monteriggioni (92km; 1h 20'), Perugia (96km; 1h 20'), San Gimignano (118km; 1h 50')

## CLOSEST AIRPORTS

Perugia San Francesco (92km; 1h 15'), Firenze A. Vespucci (98km; 1h 50'), Pisa G. Galilei (159km; 2h 30'), Bologna G. Marconi (180km; 2h 50'), Ancona R. Sanzio (195km; 2h 20'), Roma Ciampino (235km; 2h 25'), Roma Fiumicino (249km; 2h 30')

## VILLA DELLE NINFEE

A few minutes from the **historic center of Arezzo**, on the hills surrounding the city, **period villa** with park for sale. The **manor house** (597 m<sup>2</sup> – 6,424 ft<sup>2</sup>, 8 bedrooms and 8 bathrooms), dating in its original layout to the **17<sup>th</sup> century**, has recently undergone earthquake-resistant renovation and consolidation work, and the original project included the division into four independent apartments and the installation of an elevator. The property is currently in a rustic state, which makes it easy to change its end use (vacation home or private residence).

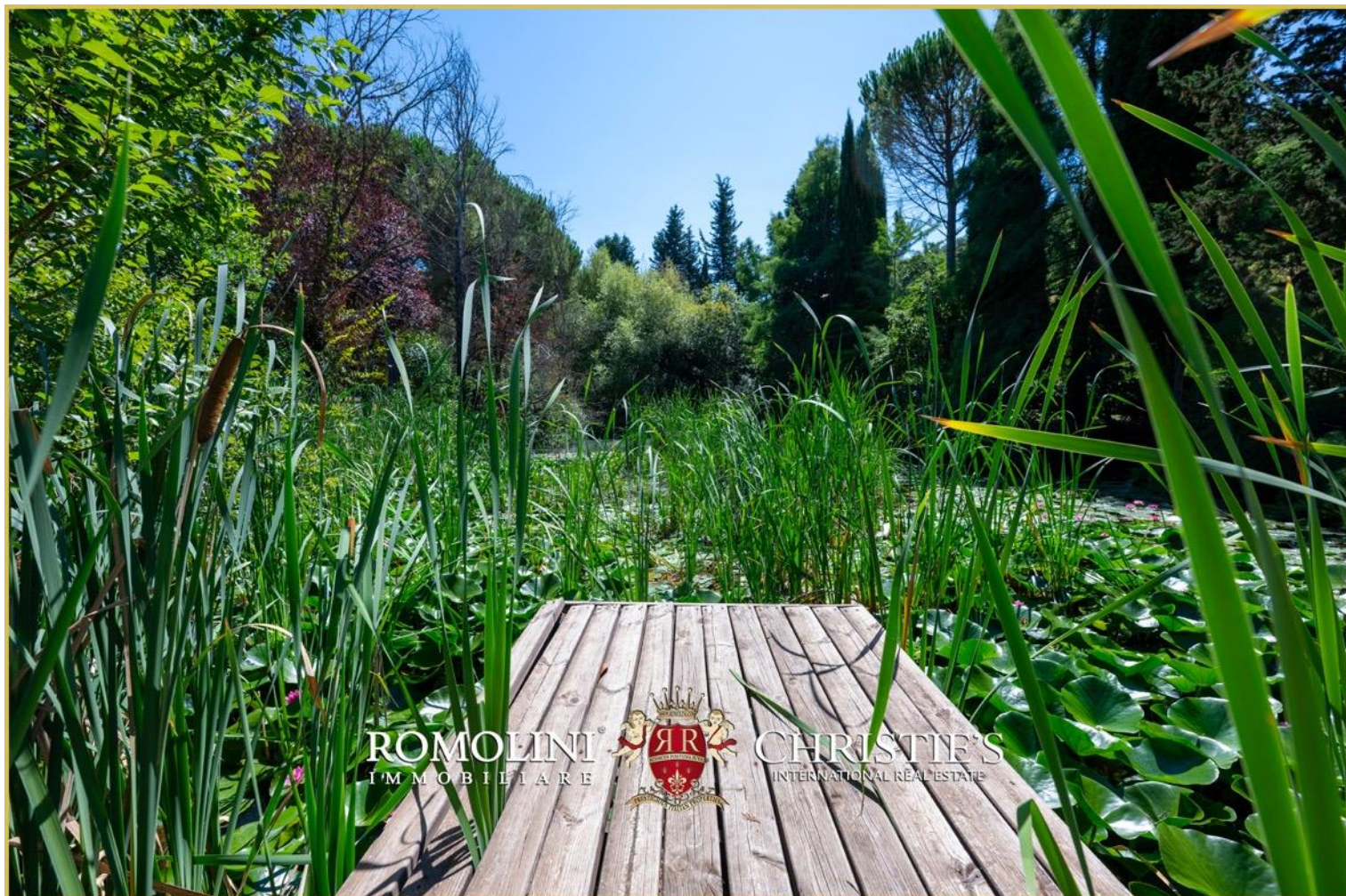
- **Apt. A:** two living rooms, dining room, kitchen, laundry room, cellar, living room, three bedrooms, three bathrooms and two laundry rooms (one on each floor);
- **Apt. B:** living room with kitchen, bedroom and two bathrooms;
- **Apt. C:** living room with kitchen, bedroom and bathroom;
- **Apt. D:** living room with kitchen, three bedrooms, two bathrooms and storage room.

Next to the villa is a **barn** (112 m<sup>2</sup> – 1,205 ft<sup>2</sup>) structured on two floors and currently consisting of four rooms plus an oven.

Next to the barn is a **carport** that includes a **13-kW photovoltaic system** on the roof, which provides for much of the property's energy needs.

The villa is surrounded by a **private garden of 7,940 m<sup>2</sup>** dotted with ornamental plants and bushes. Not far from the house there is also a **private pond** with water lilies. Outside the garden, the property includes an **olive grove** (about 5,000 m<sup>2</sup> with a total of **160 trees**), a **small vineyard** (1,500 m<sup>2</sup>), and a **large field** (1.5 ha) currently unused but potentially suitable for planting more olive trees and/or vines.







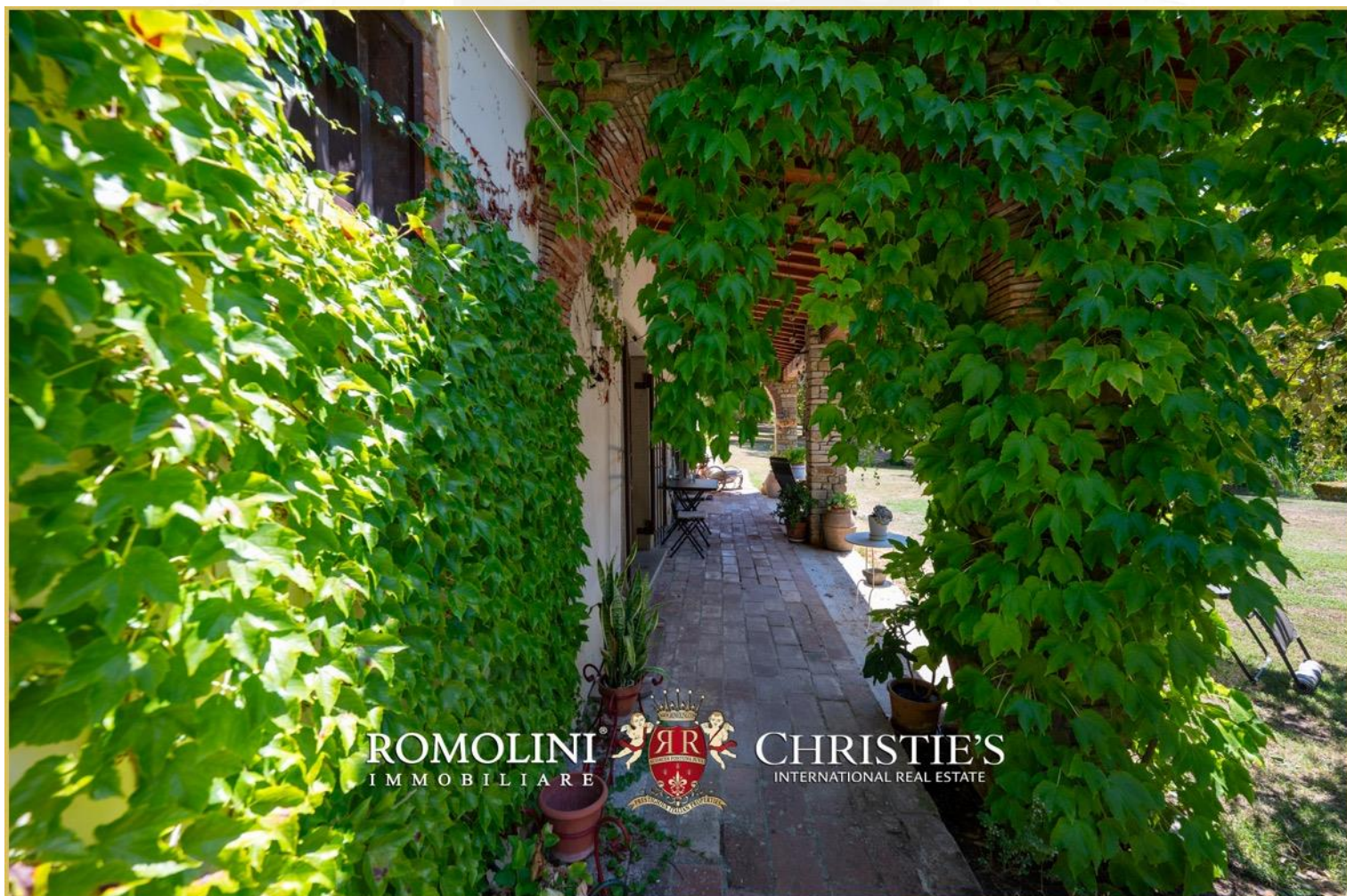
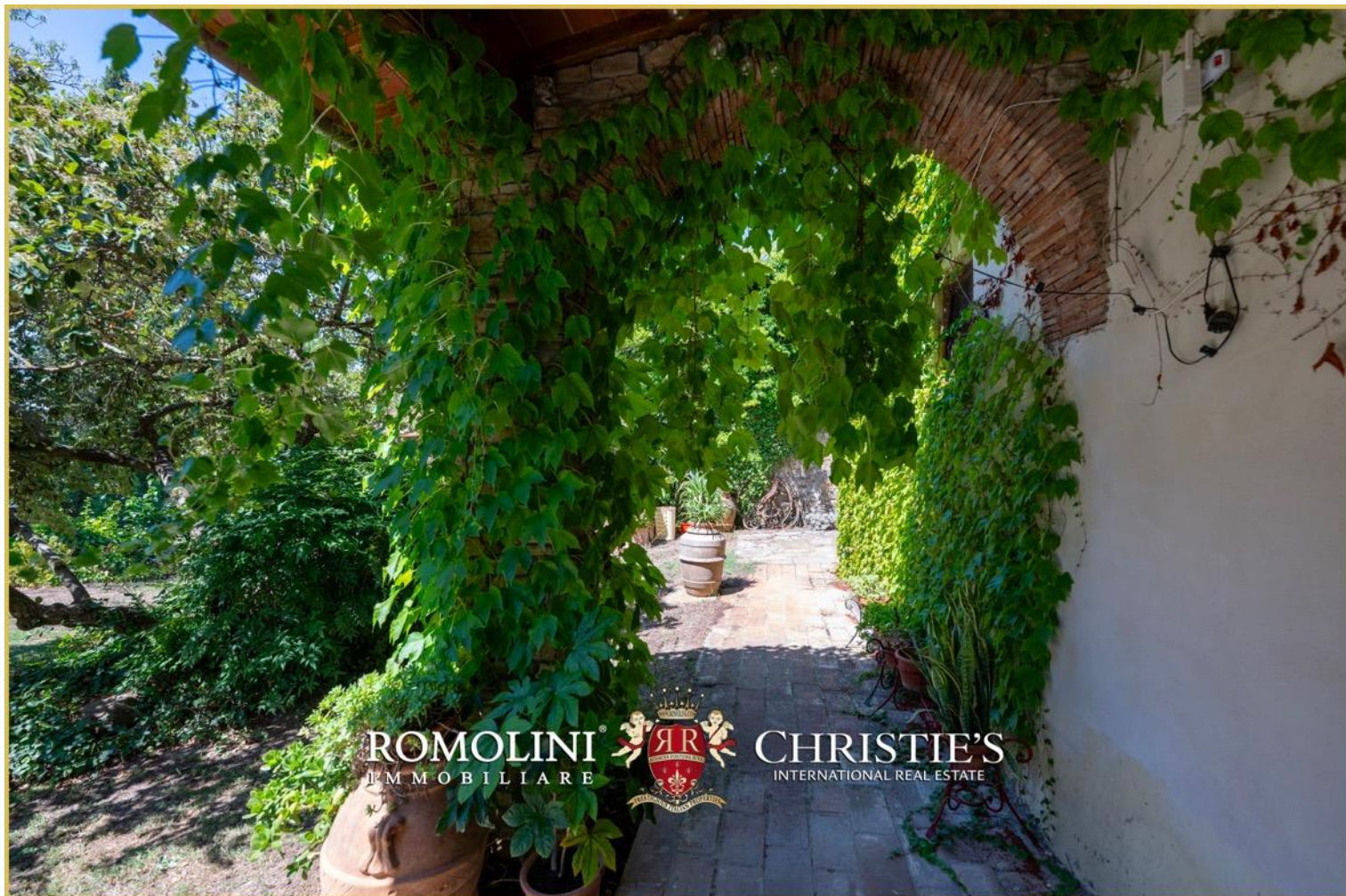








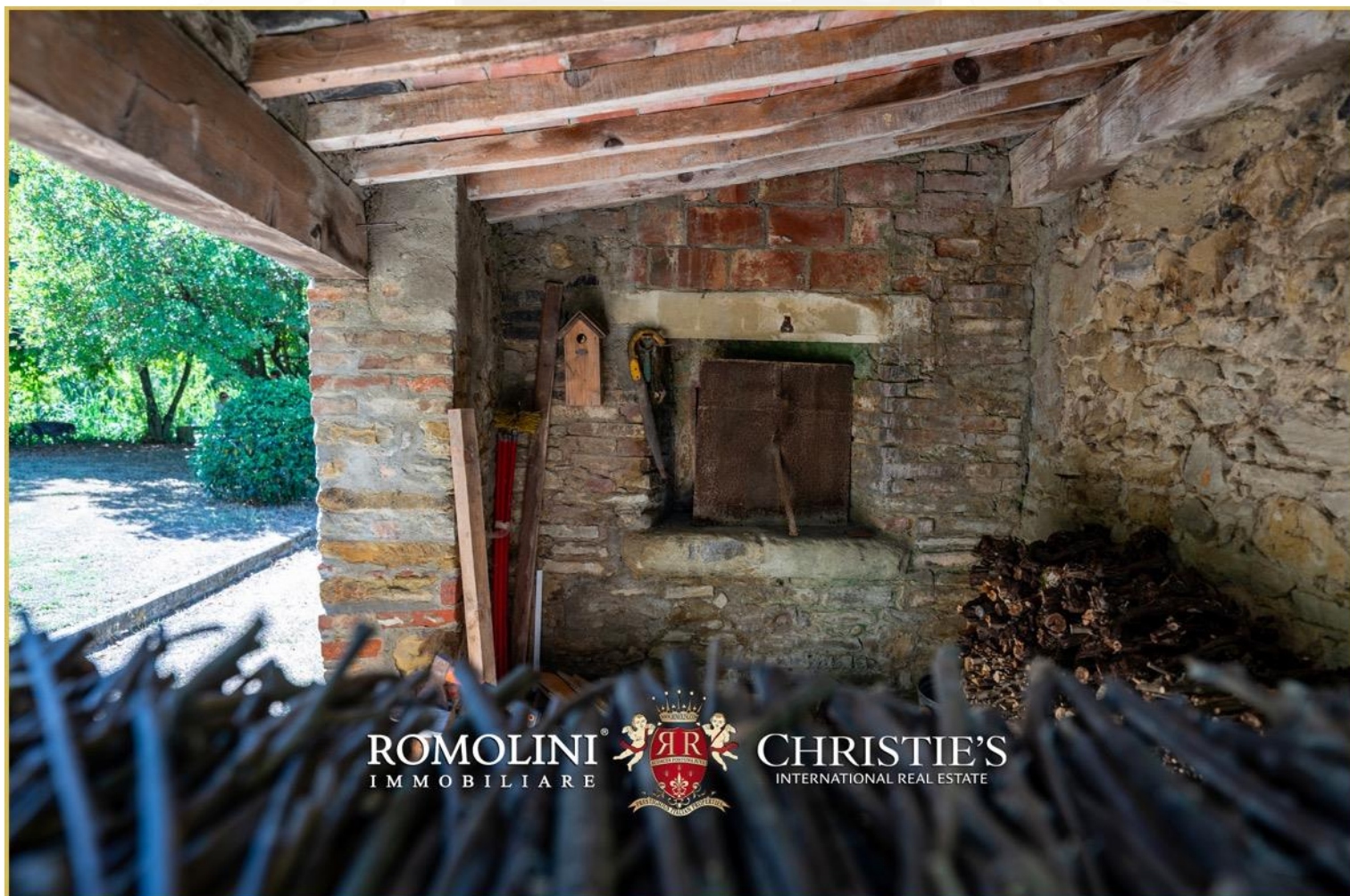














ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



















ROMOLINI  
IMMOBILIARE

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

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

(+39) 0575 788 948

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

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