

Ref. 2827 – **VILLA DELLE NINFEE**www.romolini.com/en/2827

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

Arezzo – Arezzo – Tuscany**Interiors**
709 m²**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 17th 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 m² 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_{gl, nren} = 350.70 kWh/m²year)

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 m² – 6,424 ft², 8 bedrooms and 8 bathrooms), dating in its original layout to the **17th 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).

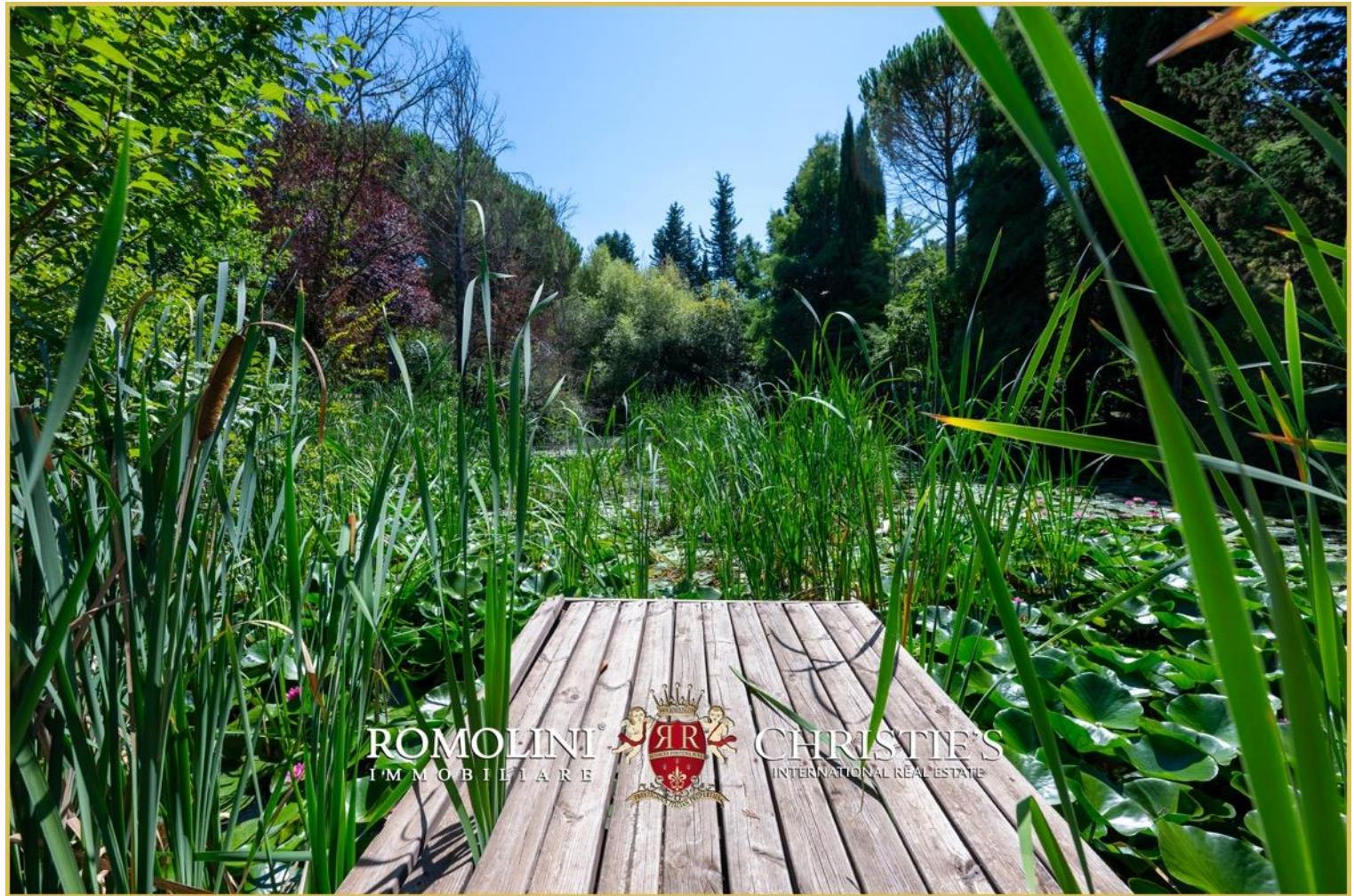
- **Apt. A:** two living rooms, dining room, kitchen, laundry room, cellar, living room, three bedrooms, three bathrooms and two laundry rooms (one on each floor);
- **Apt. B:** living room with kitchen, bedroom and two bathrooms;
- **Apt. C:** living room with kitchen, bedroom and bathroom;
- **Apt.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

Next to the villa is a **barn** (112 m² – 1,205 ft²) 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 m²** 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 m² with a total of **160 trees**), a **small vineyard** (1,500 m²), 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



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



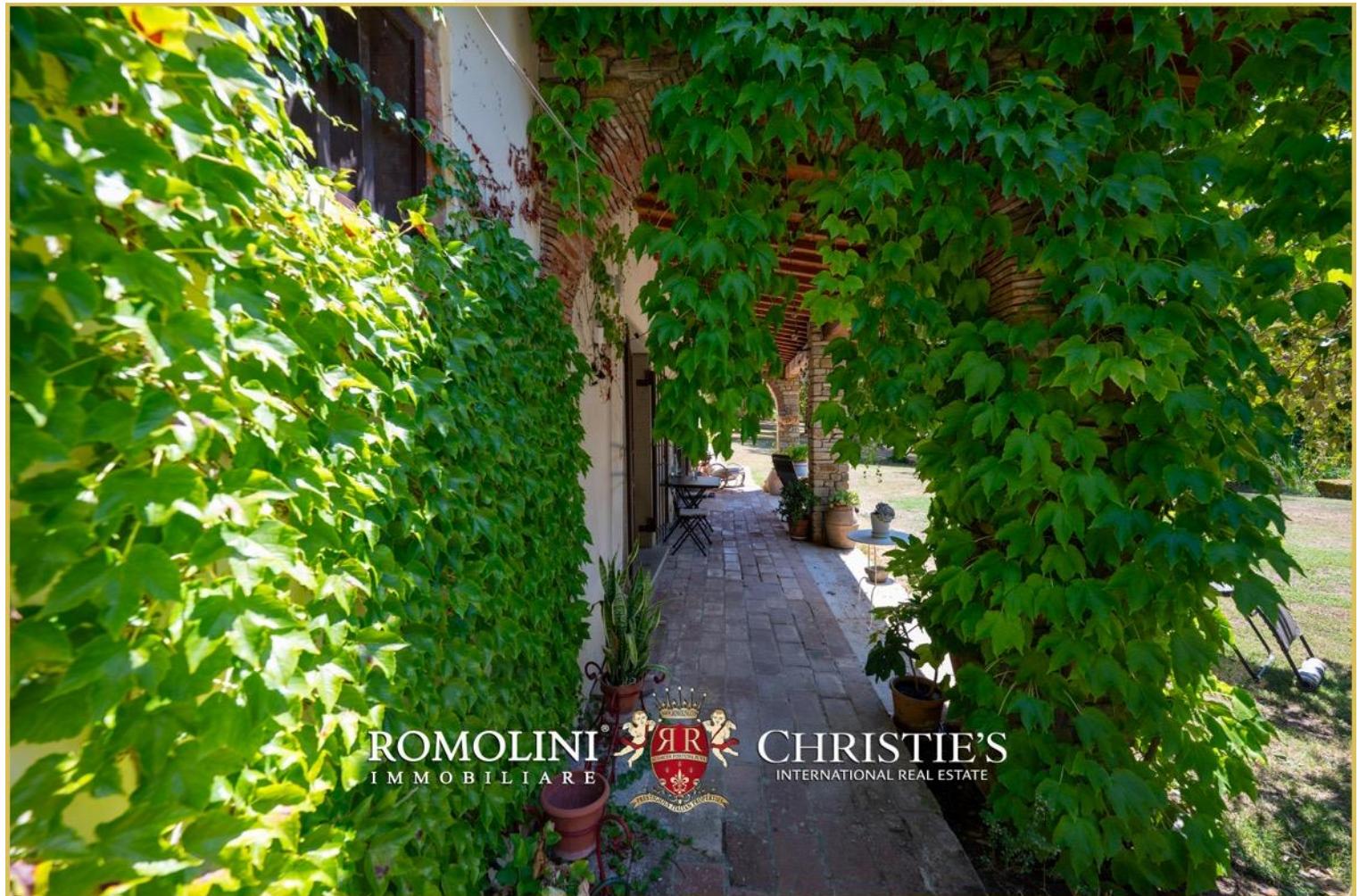
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
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
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[®]
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI®
IMMOBILIARE



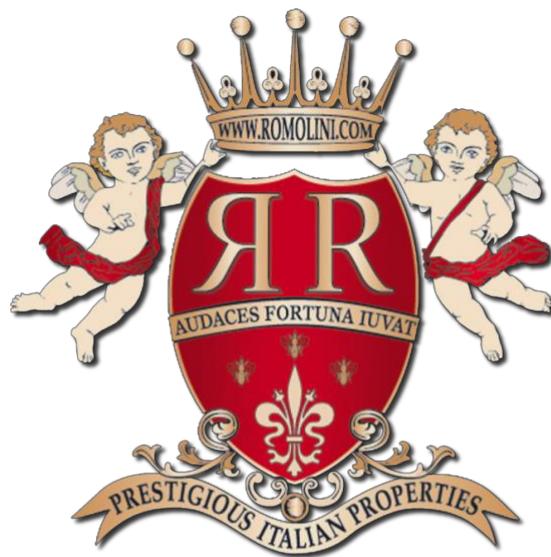
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com