

Ref. 2863 – **VILLA CIVITELLA**www.romolini.com/en/2863

RESTORED COUNTRY HOUSE WITH POOL FOR SALE ON THE HILLS OF AREZZO, TUSCANY

Civitella in Val di Chiana – Arezzo – Tuscany**Interiors**
585 m²**Bedrooms**
6+**Bathrooms**
5+**Swimming pool**
12 x 5 m**Total land**
12.9 ha**Olive grove**
4.0 ha

Immersed in the beautiful Tuscan countryside, a short distance from Siena, Florence and Arezzo, elegant stone villa with panoramic pool, olive grove and ruin to be restored for sale. The property enjoys excellent exposure and offers absolute privacy while being just minutes from the main centers of the region. Currently the property is included in the tourist accommodation circuit but the internal layout allows use as a private residence without necessary modifications.

SUMMARY OF THE PROPERTY

REFERENCE #: 2863 – VILLA CIVITELLA

TYPE: countryside villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (400 m)

INTERIORS: 585 square meters (6,295 square feet)

TOTAL ROOMS: 25

BEDROOMS: 6+

BATHROOMS: 5+

ANNEXES: ruined farmhouse

MAIN FEATURES: stone walls, wooden beams, terracotta floors, sheds, oven, fireplaces, air conditioning, bocce court, outdoor shower, garden, swimming pool, panoramic view, olive trees, furniture included in the selling price

EXTERIOR: 12.9 hectares (31.9 acres)

OLIVE GROVE: 4.0 hectares (9.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG + solar panels + heat pump

HEATING SYSTEM: radiators + fireplaces + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Civitella in Val di Chiana (7km; 10'), Bucine (11km; 15'), Montevarchi (20km; 25'), Arezzo (24km; 30'), Castiglion Fiorentino (30km; 35'), Gaiole in Chianti (34km; 45'), Cortona (41km; 50'), Siena (46km; 45'), Montepulciano (51km; 50'), Pienza (58km; 1h), Monteriggioni (61km; 55'), Firenze (63km; 1h 5'), Castiglion del Lago (63km; 50'), San Gimignano (82km; 1h 15'), Volterra (97km; 1h 30')

CLOSEST AIRPORTS

Firenze A. Vespucci (85km; 1h 10'), Grosseto C. Baccarini (111km; 1h 30'), Pisa G. Galilei (145km; 1h 50'), Bologna G. Marconi (166km; 1h 55'), Roma Ciampino (229km; 2h 25'), Roma Fiumicino (242km; 2h 30')

VILLA CIVITELLA

Immersed in the beautiful Tuscan countryside, a short distance from **Siena**, **Florence** and **Arezzo**, elegant stone **villa** with panoramic **pool**, **olive grove** and ruin to be restored for sale. The property enjoys excellent exposure and offers absolute privacy while being just minutes from the main centers of the region. Currently the property is included in the tourist accommodation circuit but the internal layout allows use as a private residence without necessary modifications.

The **villa** (585 m² – 6,295 ft², 6 bedrooms and 5 bathrooms) is a typical Tuscan stone building, renovated, with spacious and bright interiors, equipped with all modern comforts. The house is structured on two levels:

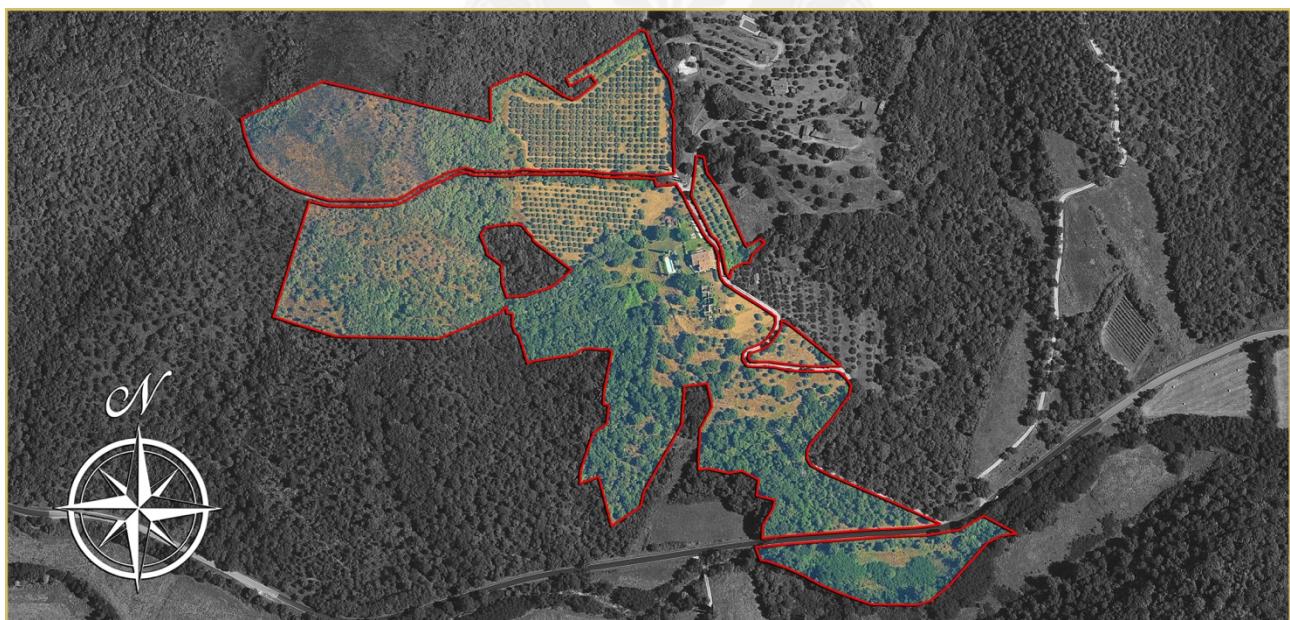
- **Ground floor:** newly built, modern, culinary kitchen with large central island, with high end, stainless steel appliances, and direct view of the garden, dining room capable of accommodating up to 14 guests, living room with modern-style fireplace, service bathroom, laundry room and several large, finished rooms currently used for storage. Possibility to convert main room into living space.
- **First floor:** master bedroom with en-suite bathroom and walk-in closet; two bedrooms with en-suite bathroom and direct access to the garden (one with fireplace and livable loft divided into two rooms used as a sitting room and additional bedroom); two bedrooms with shared bathroom and a private office space.

Outside, the villa is surrounded by a newly **landscaped, private and fenced garden** (4,570 m²) with automatic irrigation system, equipped with a twilight lighting system, with numerous relaxation areas, terraces, an outdoor living room, covered patio with dining table, stone barbecue, wood-burning pizza oven, and a new bocce court perfect for family fun and *aperitivo*.

The scenic **12 x 5 m swimming pool** is located about 50 m from the house, in an elevated position, and has a solarium equipped with sun beds, umbrellas, and an outdoor shower. From the garden and pool one can enjoy spectacular views of the surrounding countryside, dotted with olive groves and hills that fade into the horizon, all the way to the medieval village of **Civitella in Val di Chiana**, which dominates the valley from the top of the hill.

The farmland that extends beyond the garden includes an **olive grove** (4.0 ha), small sections devoted to **arable land** (1.8 ha) and **woods** (6.5 ha) that provide privacy and confidentiality.

The property is completed by a **ruined farmhouse** (about 700 m²), ideal to recover as a guest house, and a **covered parking area**.





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