

Ref. 2888 – **VILLA AMEDEO**[www.romolini.com/en/2888](http://www.romolini.com/en/2888)

## **PERIOD VILLA WITH PARK AND SWIMMING POOL FOR SALE BETWEEN FLORENCE AND AREZZO**

**Loro Ciuffenna – Arezzo – Tuscany****Interiors**  
1,155 m<sup>2</sup>**Bedrooms**  
15**Bathrooms**  
17**Total land**  
4,614 m<sup>2</sup>**Swimming pool**  
16 × 8 m

In a hilly and panoramic position on the Valdarno hills, not far from Loro Ciuffenna and Arezzo, restored period villa for sale. The property is currently active in the tourist-receptive circuit (51 total beds) and enjoys a very convenient and pleasant location not far from a small town that can offer all basic services. The buildings are immersed in a well-kept garden of 3,570 m<sup>2</sup> surrounded by cypresses and hedges that ensure privacy and confidentiality.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2888 – VILLA AMEDEO

**TYPE:** period villa

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,155 square meters (12,428 square feet)

**TOTAL ROOMS:** 27

**BEDROOMS:** 15

**BATHROOMS:** 16

**ANNEXES:** guesthouse

**MAIN FEATURES:** terracotta and parquet flooring, vaulted ceilings, wooden beams, original fire-places, ample windows, fire-prevention system, terrace, wellness center, garden, swimming pool, guest parking area

**EXTERIOR:** 4,614 square meters (1.1 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 183.79 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** fan coils

## CLOSEST CITIES AND TOWNS

Town with services (1km; 5'), Loro Ciuffenna (11km; 15'), Montevarchi (18km; 25'), Arezzo (20km; 30'), Gaiole in Chianti (37km; 45'), Castellina in Chianti (52km; 1h 10'), Siena (63km; 1h 5'), Florence (68km; 1h 15'), Montepulciano (69km; 1h 10'), Pienza (75km; 1h 20') Poggibonsi (91km; 1h 15')

## CLOSEST AIRPORTS

Firenze A. Vespucci (79km; 1h 5'), Perugia San Francesco (119km; 1h 35'), Pisa G. Galilei (139km; 1h 50'), Bologna G. Marconi (161km; 2h), Ancona R. Sanzio (213km; 2h 40'), Roma Ciampino (247km; 2h 50'), Roma Fiumicino (261km; 2h 45'),

## VILLA AMEDEO

In a hilly and panoramic position on the **Valdarno** hills, not far from **Loro Ciuffenna** and **Arezzo**, restored **period villa** for sale. The property is currently active in the tourist-receptive circuit (51 total beds) and enjoys a very convenient and pleasant location not far from a small town that can offer all basic services and is easily reached via a suggestive and scenic road.

The **manor house** (930 m<sup>2</sup> – 10,007 ft<sup>2</sup>, 6 suites, 4 bedrooms and 13 bathrooms) is a large building dating back to the early 19<sup>th</sup> century, entirely renovated in recent years (the roof is from 2024) and adapted to its new function as a hospitality business. On the ground floor are the reception, massage room, a spacious breakfast room with professional kitchen, service bathrooms, and a suite with kitchenette and private bathroom. On the upper floors, on the other hand, we find four bedrooms with en-suite bathrooms, a wellness area with a whirlpool, Turkish bath and *Dolby* surround sound system, and five apartments (all consisting of a living room with kitchenette/kitchen, bedroom and bathroom as well as sofa beds for additional guests). Some of the apartments are communicating and can be used as a single, more spacious living solution, either from a receptive perspective or as a private home.

In terms of systems, the villa is equipped with modern solutions that ensure better efficiency, including a condensing boiler, separate heating for the two buildings, renovated and certified electrical system (including fire-prevention and alarm) with *BTicino* panels.

The **guesthouse** (225 m<sup>2</sup> – 2,421 ft<sup>2</sup>, 5 bedrooms and 4 bathrooms) is a two-story building created from the renovation of an old farmhouse, located adjacent to the villa, which houses two bedrooms with private bathrooms and two independent apartments (both equipped with living room with kitchenette, one or two bedrooms and bathroom).

## EXTERIOR

The buildings are immersed in a **well-kept garden** of 3,570 m<sup>2</sup> surrounded by cypresses and hedges that ensure privacy and confidentiality. A few steps away from the villa is the **10 × 5 m swimming pool** with terracotta solarium: the pool installations are all made underground so as not to create unwanted noise.

In the southern corner of the park there is then a **gravel guest parking lot** that can easily accommodate up to 25 vehicles. Other parking spots are available just outside the property.

A portion of woodland (about 1,045 m<sup>2</sup>) is set alongside the park and completes the property.





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