

Ref. 2908 – **VILLA DELLE ROSE**

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TURNKEY RESTORED LUXURY VILLA FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany



Interiors
394 m²

Bedrooms
3 (up to 4)

Bathrooms
3

Total land
8,400 m²

Elegant villa with park, recently renovated, located in the immediate vicinity of the historic center of Arezzo. The villa was carved out of an old farmhouse, which underwent a first significant renovation in 1989 and in 2023 further energy efficiency work was carried out. The 8,400-m² park surrounding the villa is well maintained and adorned with a rich variety of trees and flowering plants.

SUMMARY OF THE PROPERTY

REFERENCE #: 2908 – VILLA DELLE ROSE

TYPE: villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

MUNICIPALITY: Arezzo

PROVINCE: Arezzo

REGION: Tuscany

INTERIORS: 394 square meters (4,239 square feet)

TOTAL ROOMS: 12

BEDROOMS: 3 (up to 4)

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: terracotta floors, wooden beams, brick arches, vaulted ceilings, photovoltaic system, fireplace, paved terrace, private garage, garden, paved apron, automatic gate

EXTERIOR: 8,400 square meters (2.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected + photovoltaic system (11 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 105.40 kWh/m²year)

HEATING SYSTEM: radiators + heat pump

CLOSEST CITIES AND TOWNS

Historical center of Arezzo (3km; 5'), Castiglion Fiorentino (18km; 20'), Cortona (30km; 30'), Anghiari (30km; 30'), Sansepolcro (35km; 35'), Città di Castello (37km; 35'), Chiusi della Verna (44km; 55'), Montepulciano (52km; 50'), Pienza (59km; 1h), Gaiole in Chianti (59km; 1h), Montalcino (73km; 1h), Siena (75km; 1h 5'), Florence (77km; 1h 10'), Perugia (94km; 1h 15'), Assisi (107km; 1h 25'), San Gimignano (122km; 1h 35')

CLOSEST AIRPORTS

Perugia San Francesco (89km; 1h 10'), Firenze A. Vespucci (98km; 1h 15'), Forlì L. Ridolfi (135km; 2h), Pisa G. Galilei (158km; 1h 50'), Rimini F. Fellini (165km; 2h 10'), Bologna G. Marconi (180km; 2h), Roma Ciampino (230km; 2h 25'), Roma Fiumicino (245km; 2h 30')

VILLA DELLE ROSE

Elegant **villa with park**, recently renovated, located in the immediate vicinity of the historic center of **Arezzo**. The hill where it is located, southeast of the city, is a place of great historical interest: frequented since antiquity by the **Etruscans**, it hosts on its summit an archaeological area where an important sanctuary once stood.

The house is located just outside the city, in a very quiet area, but services are all at hand: less than five minutes away there are as many as three supermarkets (*Coop*, *Penny*, *Conad*), schools (from kindergarten to secondary) and even a train station (6') that allows easy access to Florence and Rome with daily connections. The **A1 highway** exit is about a 25' drive away.

The villa was carved out of an old farmhouse, which underwent a first significant renovation in 1989. In 2023 further energy efficiency work was carried out with improved insulation, complete replacement of windows and doors, installation of an **11-kW photovoltaic system**, solar thermal and a state-of-the-art hybrid boiler (natural gas + heat pump).

The building is spread over two levels (also connected by a convenient elevator) and is accompanied by a beautiful terrace overlooking the park, ideal for enjoying pleasant outdoor moments in the company.

- **Ground floor:** large entrance hall, living room with fireplace, dining room, kitchen, bathroom, laundry, cellar and large garage with direct access from outside;
- **First floor:** living room with fireplace, master bedroom with private bathroom and wardrobe, two bedrooms with shared bathroom and room currently used as a study but easily adaptable into fourth bedroom if needed.

The **8,400-m²** **park** surrounding the villa is well maintained and adorned with a rich variety of trees and flowering plants. Its size and conformation also make it ideal for the construction of a swimming pool. The automated gate gives access to a **tree-lined driveway** leading to the villa, framed by cypresses and roses.

Because of its characteristics, the property is perfectly suited both as a comfortable country residence, conveniently located and well accessible, and as a main residence thanks to its proximity to services and low energy consumption.









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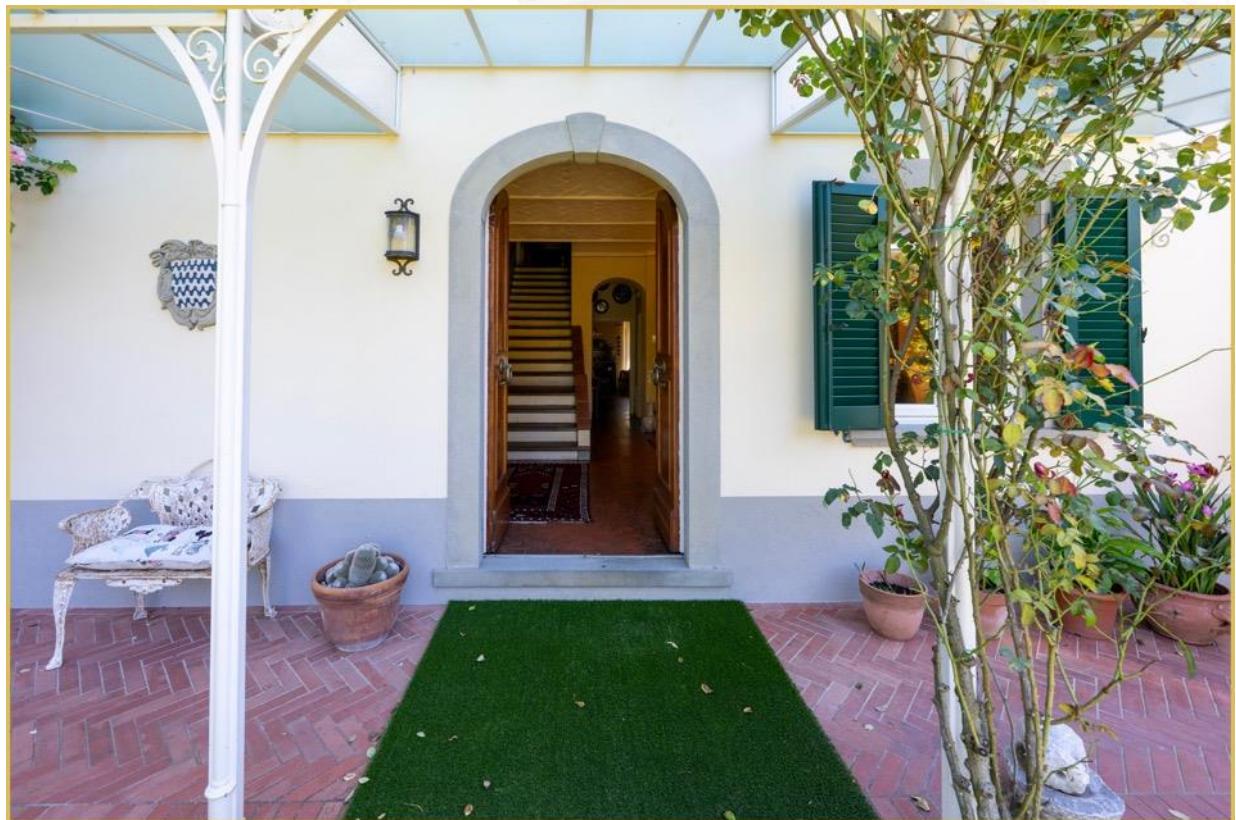
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