

Ref. 2920 – **CASTELLO VALDICHIANA**

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CASTLE FOR SALE IN A PANORAMIC POSITION IN VALDICHIANA, AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany



Interiors
3,500 m²

Bedrooms
Up to 15

Bathrooms
Up to 15

Total land
14.5 ha

Olive grove
2.3 ha

Arroccato su una collina nei pressi di Arezzo, con una vista mozzafiato sull'intera Valdichiana e sul Lago Trasimeno, castello medievale dell'XI secolo da ristrutturare in vendita. L'edificio (3.000 m²) si articola attorno a un affascinante cortile centrale con pozzo e si snoda su tre livelli principali più la torre che conta un piano aggiuntivo (per un totale di 46 stanze). Attualmente l'edificio è solo parzialmente ristrutturato e una porzione al piano terra viene usata saltuariamente come abitazione.

SUMMARY OF THE PROPERTY

CODICE RIFERIMENTO: 2920 – CASTELLO VALDICHIANA

TIPOLOGIA: castello

CONDIZIONE: da ristrutturare

POSIZIONE: collinare, molto panoramica

ACCESSO: ottimo, strada asfaltata

SUPERFICI INTERNE: 3.500 metri quadrati

VANI: 50

CAMERE: fino a 15

BAGNI: fino a 15

ANNESI: ruderi

CARATTERISTICHE: muri in pietra e mattoni, cortile centrale con pozzo originale, camini in pietra, pavimenti in cotto, travi in legno a vista, soffitti a volta, giardino panoramico, ruderi da ristrutturare, oliveto, viale alberato

ESTERNI: 14,5 ettari

OLIVETO: 2,3 ettari

GIARDINO: sì, ben curato

PISCINA: no, ma possibile

ELETTRICITÀ: già collegata

ACQUA: rete idrica comunale

TELEFONO: da collegare

ADSL: sì

GAS: GPL

RISCALDAMENTO: radiatori

CLOSEST CITIES AND TOWNS

Servizi più vicini (1km; 2'), Castiglione Fiorentino (9km; 10'), Arezzo (10km; 15'), Cortona (20km; 30'), Tuoro sul Trasimeno (33km; 45'), Anghiari (37km; 35'), Montepulciano (49km; 50'), Pienza (56km; 1h), Montalcino (70km; 1h 15'), Siena (72km; 1h), Firenze (80km; 1h 30'), San Gimignano (110km; 1h 40')

CLOSEST AIRPORTS

Perugia San Francesco (80km; 1h 10'), Firenze A. Vespucci (95km; 1h 10'), Forlì L. Ridolfi (142km; 2h), Pisa G. Galilei (155km; 1h 50'), Bologna G. Marconi (177km; 2h 10'), Roma Ciampino (227km; 2h 20'), Roma Fiumicino (241km; 2h 20')

CASTELLO VALDICHIANA

Perched on a hill near **Arezzo**, with breathtaking views of the entire **Valdichiana** and **Lake Trasimeno**, an **11th-century medieval castle** for renovation for sale. The building (3,000 m² – 32,280 ft²) is built around a charming central courtyard with a well and comprises three main levels plus the tower, which has an additional floor (for a total of 46 rooms). The building is currently only partially renovated, and a portion on the ground floor is occasionally used as living quarters. The rest of the building has undergone some consolidation and restoration works in the past years, but these have not been completed.

The castle has large halls with very high ceilings, a stately appearance and with most of the finishes still intact. The floors of some sections were entirely dismantled during the work, and the terracotta tiles are all preserved for future repositioning. The ceilings feature typical wooden beams on the upper floors and beautiful brick vaults on the lower levels.

Two ruined buildings (about 500 m² – 5,380 ft²) could be restored together with the castle to create an independent guest house or common spaces for ceremonies and events.

The property is enhanced by an elegant **8,000-m² English-style park** that rests on the castle wall and offers unparalleled views of the Valdichiana. This open space is perfect for ceremonies and weddings and could easily accommodate a swimming pool. Access is via a quaint tree-lined driveway that climbs up the hill from the public road.

To the rear of the building then lies a large **olive grove** (about 2.3 hectares) and a large **forest** (11.4 ha) that could be used as a source of income by cutting wood.

HISTORY OF THE CASTLE

The earliest historical evidence of the castle's existence is a document from **963** by which Emperor **Otto I** assigned the castle and its possessions to the Arezzo rectory. Other acts mention the castle throughout the Middle Ages with various changes of hands between families and municipal administrations.

With the **Battle of Campaldino** (1289) the castle briefly passed into the hands of the Florentines before returning to the hands of the Aretine Republic in 1303. Not even half a century later (1335) the castle was conquered by the Perugini and adapted as a hospital and refuge for wayfarers on their way to Rome. It was later owned by the Capponi, and Chigi and **Barbolani di Montauto** and appears in a map drawn by Leonardo da Vinci preserved in what is now known as the **Atlantic Codex**.

In 1833, the military function of the structure having ceased, the castle became an agricultural estate (partly as a result of the massive land reclamation works in the Valdichiana) and then a private villa, a function it retains to this day.





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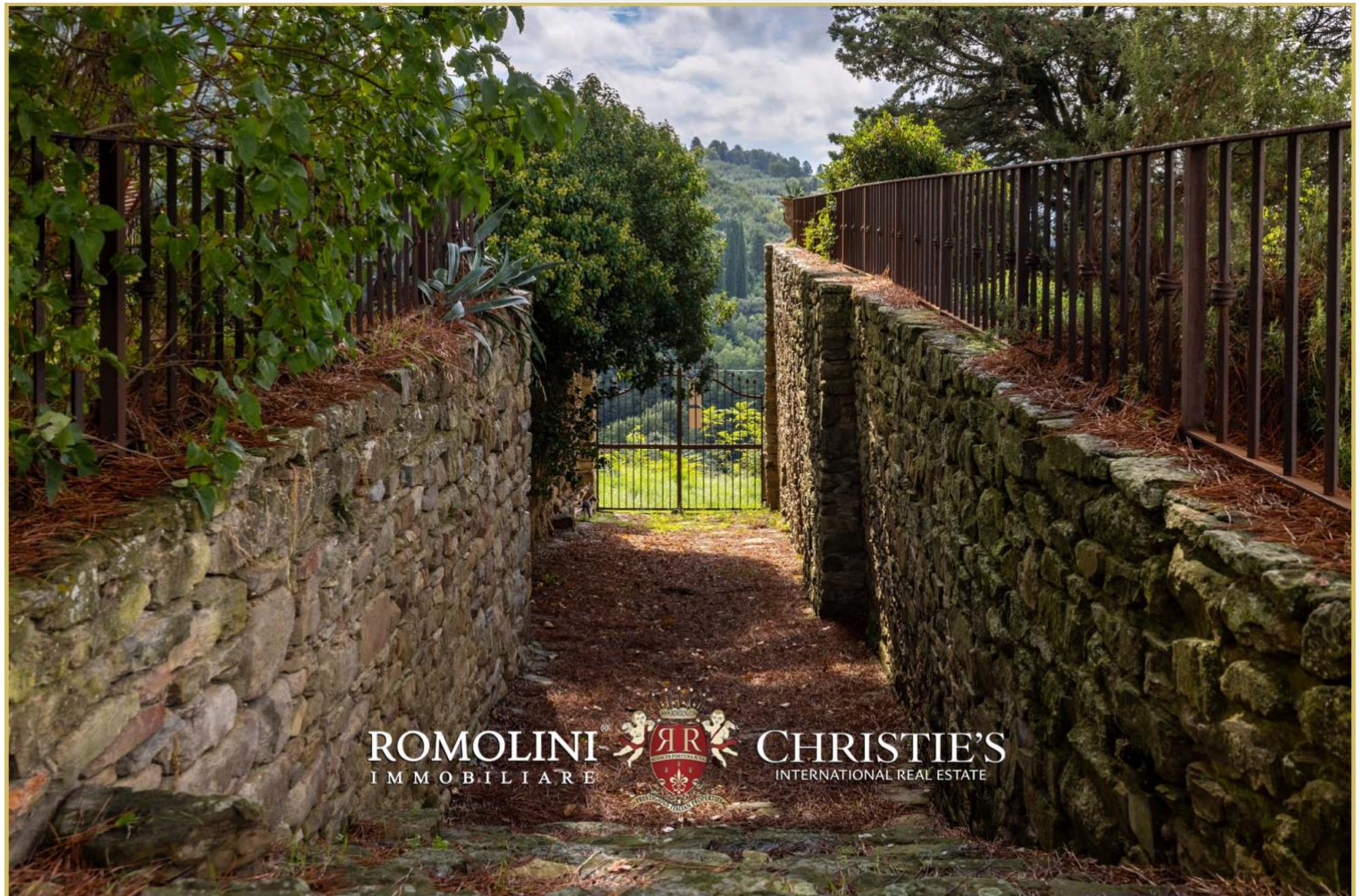




















































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