

## PERIOD VILLA FOR SALE WITH VIEWS OF THE HISTORICAL CENTER OF AREZZO, TUSCANY

**Arezzo – Arezzo – Tuscany**



**Interiors**  
506 m<sup>2</sup>

**Bedrooms**  
7

**Bathrooms**  
4

**Total land**  
4.7 ha

Nestled among the gentle hills surrounding Arezzo, this distinguished historical villa enjoys an enviable position overlooking the city and the rolling Tuscan countryside. Owned for generations by an aristocratic family, the estate embodies the timeless elegance of Tuscany's noble residences, where history, authenticity, and natural beauty come together in perfect harmony. Surrounded by approximately 4.7 hectares of private land, including olive trees and mature cypresses, the property enjoys an atmosphere of extraordinary peace and exclusivity.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 3022 – VILLA CORNELIO

**TYPE:** villa

**CONDITIONS:** good

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 506 square meters (6,252 square feet)

**TOTAL ROOMS:** 20

**BEDROOMS:** 7

**BATHROOMS:** 4

**ANNEXES:** dependance

**MAIN FEATURES:** stone and brick walls, wooden beams, coffered ceilings, iron grill, terracotta flooring, fireplace, garden, olive trees

**EXTERIOR:** 4.7 hectares (11.6 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** possible

**GAS:** natural gas

**HEATING SYSTEM:** radiators

## 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 CORNELIO

Nestled among the gentle hills surrounding **Arezzo**, this distinguished **historical villa** enjoys an enviable position overlooking the city and the rolling Tuscan countryside. Owned for generations by an aristocratic family, the estate embodies the timeless elegance of **Tuscany's** noble residences, where history, authenticity, and natural beauty come together in perfect harmony.

Carefully maintained over the years, the villa preserves many of its original architectural features, including terracotta floors, exposed wooden beams, imposing stone fireplaces, coffered ceilings, and graceful brick arches that connect the spacious interiors. The harmonious façade, adorned with characteristic seventeenth-century wrought-iron grilles, and the elegant stone-framed entrance convey an immediate sense of prestige and tranquility.

The **main villa** (410 m<sup>2</sup> – 4,412 ft<sup>2</sup>, 6 bedrooms and 3 bathrooms), is arranged over two floors and offers generous reception rooms, elegant living spaces, and a refined sleeping area. From the windows of the noble floor, breathtaking views stretch across the Tuscan landscape to the historic city of Arezzo, creating a captivating backdrop in every season. Two spacious cellars complete the property.

The ground floor welcomes guests through a spacious entrance hall that opens, beneath a beautiful brick arch, onto a dining room and an impressive reception hall featuring a coffered ceiling. This level also includes a laundry room with bathroom, two bedrooms and a sitting room. A staircase leads to the noble floor, where a magnificent hall with a monumental stone fireplace and family coat of arms – once used as a ballroom – forms the heart of the residence. The floor is completed by a traditional kitchen, a comfortable living room with fireplace, and a sleeping area comprising four bedrooms and two bathrooms, one of which is en-suite.

The **independent apartment** (96 m<sup>2</sup> – 1,033 ft<sup>2</sup>, 1 bedroom and 1 bathroom) enjoys its own private entrance and consists of a kitchen with fireplace, a living room, a bathroom, and a spacious double bedroom. Thanks to the property's layout, the two units can easily be reunited to create a single prestigious residence.

Further enhancing the estate is a charming **two-story outbuilding** (75 m<sup>2</sup> – 807 ft<sup>2</sup>), requiring renovation, that offers excellent potential for conversion into guest accommodation, a studio, or leisure space.

Surrounded by approximately **4.7 hectares of private land**, including **olive trees** and mature cypresses, the property enjoys an atmosphere of extraordinary peace and exclusivity. The grounds offer ample space for the creation of a swimming pool, tennis court, or padel court, allowing the estate to be further enhanced as a private country retreat.





















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