

TOWNHOUSE WITH GARAGE AND GARDEN FOR SALE IN THE HISTORICAL CENTER OF AREZZO

Arezzo – Arezzo – Tuscany



Interiors
409 m²

Bedrooms
3 (up to 4)

Bathrooms
4

Total land
110 m²

In a central and very convenient position in the heart of Arezzo, a short walk from Piazza del Duomo, renovated townhouse for sale. The building is laid over four floors for a total of three bedrooms and four bathrooms, plus a stunning reception hall. The private garden (110 m² – 1,184 ft²) is located at the back of the building and is the real strength of the property. The first part is paved and perfect as an outdoor dining area or simply as a convivial space for summer.

SUMMARY OF THE PROPERTY

REFERENCE #: 3028 – DIMORA VASARI

TYPE: townhouse

CONDITIONS: restored

LOCATION: historical center

ACCESS: excellent

INTERIORS: 409 square meters (4,401 square feet)

TOTAL ROOMS: 13

BEDROOMS: 3 (up to 4)

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: historic building, very convenient central position, original terracotta flooring, wooden beams, fireplace, ample windows, central staircase, elevator, private double garage, garden, small terrace

EXTERIOR: 110 square meters (1,184 square feet)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Castiglion Fiorentino (18km; 20'), Cortona (29km; 35'), Anghiari (31km; 25'), Montevarchi (37km; 30'), Sansepolcro (37km; 35'), Montepulciano (53km; 50'), Pienza (60km; 1h), Florence (77km; 1h 10'), Siena (70km; 1h), Montalcino (80km; 1h 20'), Orvieto (109km; 1h 10'), San Gimignano (119km; 1h 30')

CLOSEST AIRPORTS

Perugia San Francesco (90km; 1h 15'), Firenze A. Vespucci (94km; 1h 5'), Pisa G. Galilei (155km; 1h 45'), Bologna G. Marconi (176km; 1h 55'), Roma Ciampino (231km; 2h 20'), Roma Fiumicino (245km; 2h 20')

DIMORA VASARI

In a central and very convenient position in the heart of **Arezzo**, a short walk from **Piazza del Duomo**, renovated **townhouse** for sale. The building (409 m² – 4,401 ft², 3 bedrooms and 4 bathrooms) has two doors on the street: the larger one provides access to a convenient **garage** (about 50 m²) which can accommodate up to two cars; the smaller one opens into a corridor leading to the main residence. The room at the end of the entrance, which hosts the stairs to the upper floors, continues into a rustic lounge with fireplace and loft, all with access to the private garden. Going up the stairs, one reaches the first floor which houses the apartment's living area: the central hallway leads on one side to the large reception room with dining area overlooking the alley, while on the other side to the habitable kitchen with a small terrace and a staircase down to the garden. A small service bathroom and a laundry complete the floor.

Continuing along the staircase, ones gets to the second floor, where there is the master bedroom with private bathroom and two bedrooms with a shared bathroom. A secondary staircase, located in the hallway before the master bedroom, leads to the third and last floor where there is a private office space (convertible into a bedroom if needed), a spacious walk-in closet, and a bathroom.

The building is in excellent condition and has been renovated considering the historical aspect of the property: this way, those details that give great charm to the house have been carefully preserved, including the original terracotta floors, wooden beams, and the typical central staircase of manorial buildings. The windows are wide and consequently the rooms are bright and welcoming. A convenient elevator connects the floors of the building (except for the attic, which is accessible via an internal secondary staircase).

The **private garden** (110 m² – 1,184 ft²) is located at the back of the building and is the real strength of the property. The first part is paved and perfect as an outdoor dining area or simply as a convivial space for summer. The green part is very convenient as a play area for children and also an excellent space for pets that can have a dedicated area even within the city.

The location of the building is extremely convenient because, while located in the historic center of Arezzo, it remains close to most services which are also accessible on foot. Within about two kilometers, schools of all levels, various supermarkets for everyday needs, and all the shops of the historic center of Arezzo are available. A comfortable public parking lot is available nearby (about 1 km), just outside the city walls. It is also very easy to reach the **A1 motorway** junction from Arezzo (about 10 minutes by car), which provides access to much of Italy from north to south.











































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