

Ref. 3054 – **CASA SAN FLORIANO**

www.romolini.com/en/3054

CONTEMPORARY HOUSE WITH AMPLE GARDEN FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany



Interiors
116 m²

Bedrooms
1 (up to 3)

Bathrooms
1 (up to 2)

Garden
3,500 m²

On the hills surrounding Arezzo, a short distance from the historic center and in one of the most exclusive residential areas of the city, there is this elegant 116-m² house with up to 3 bedrooms. The property blends harmoniously into a context of extraordinary tranquility, overlooking a typically Tuscan landscape made up of woods, olive groves, and suggestive cypress-lined avenues, which offer splendid views of the Arezzo countryside. In addition to a large condominium courtyard, the property has about 3,500 m² of private land dotted with olive trees and highly suitable for a private pool.

SUMMARY OF THE PROPERTY

REFERENCE #: 3054 – CASA SAN FLORIANO

TYPE: semi-detached house

CONDITIONS: new construction, to be completed

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 116 square meters (1,248 square feet)

TOTAL ROOMS: 7

BEDROOMS: 1 (up to 3)

BATHROOMS: 1 (up to 2)

ANNEXES: no

MAIN FEATURES: customizable finishes, anti-seismic structure, high-efficiency fixtures, French windows, photovoltaic system, private garden, very convenient location

EXTERIOR: 3,500 square meters (0.9 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: air conditioning

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Arezzo (7km; 10'), Castiglion Fiorentino (16km; 20'), Cortona (27km; 35'), Anghiari (35km; 30'), Montevarchi (35km; 30'), Città di Castello (42km; 40'), Gaiole in Chianti (54km; 55'), Pienza (56km; 1h), Castiglione del Lago (61km; 50'), Montalcino (70km; 1h 15'), Siena (72km; 1h), Florence (72km; 1h), Perugia (91km; 1h 10')

CLOSEST AIRPORTS

Firenze A. Vespucci (92km; 1h 10'), Perugia San Francesco (100km; 1h 15'), Grosseto C. Baccharini (137km; 1h 50'), Forlì L. Ridolfi (140km; 2h), Pisa G. Galilei (154km; 1h 45'), Bologna G. Marconi (174km; 1h 55'), Roma Ciampino (227km; 2h 20'), Roma Fiumicino (241km; 2h 25')

CASA SAN FLORIANO

On the hills surrounding **Arezzo**, a short distance from the historic center and in one of the most exclusive residential areas of the city, there is this elegant **116-m² house** with up to 3 bedrooms. The property blends harmoniously into a context of extraordinary tranquility, overlooking a typically Tuscan landscape made up of woods, olive groves, and suggestive cypress-lined avenues, which offer splendid views of the Arezzo countryside.

The residence occupies the projecting part of the building and is spread over only two floors. In addition to a large condominium courtyard, the property has about **3,500 m² of private land** dotted with olive trees and highly suitable for a private pool.

- **Ground floor:** living room, kitchen, dining room, bedroom, and bathroom;
- **First floor:** three rooms currently in rough state, usable to create two bedrooms with a shared bathroom.

The location, private but well connected to the city center, allows to enjoy the pleasure of nature without sacrificing the convenience of major services easily accessible.

STATE AND FINISHES

The architecture of the development is distinguished by its reference to the elegant villas of Central-Northern Europe, reinterpreted with a contemporary sensibility and perfectly integrated into the Tuscan landscape. The harmonious proportions, the significant pitched roof adorned with dormers, and the symmetry of the openings give the residence a timeless elegance, capable of discreetly and refinedly standing out.

Recent requalification involved the entire building through a comprehensive structural and energy improvement aimed at guaranteeing high-standard living conditions. The project includes **seismic improvement**, the installation of a **photovoltaic system**, heat pump, **high-performance thermo-acoustic windows**, and cutting-edge technological systems, offering a perfect balance between comfort, security, sustainability, and energy efficiency.

The interior spaces are designed according to a modern living philosophy, where natural light becomes the protagonist. The large French doors that open onto the garden and the surrounding landscape create a natural continuity between indoors and outdoors, providing bright, welcoming environments perfectly connected with the landscape.

The regularity of the openings, the balanced proportions, and the generous size of the rooms confer a sense of harmony and great livability to the villa, while also offering broad freedom in the planning of spaces and furnishings.

The property is offered in the finishing phase. The sale price refers to the delivery of the villa fully completed by the selling company, with high-quality finishes.

An additional value is the **possibility to personalize the residence before delivery**. The buyer could choose floors, wall finishes, internal doors, sanitary fixtures, and many finishing details from a careful selection of materials, creating environments that fully reflect their taste and lifestyle.

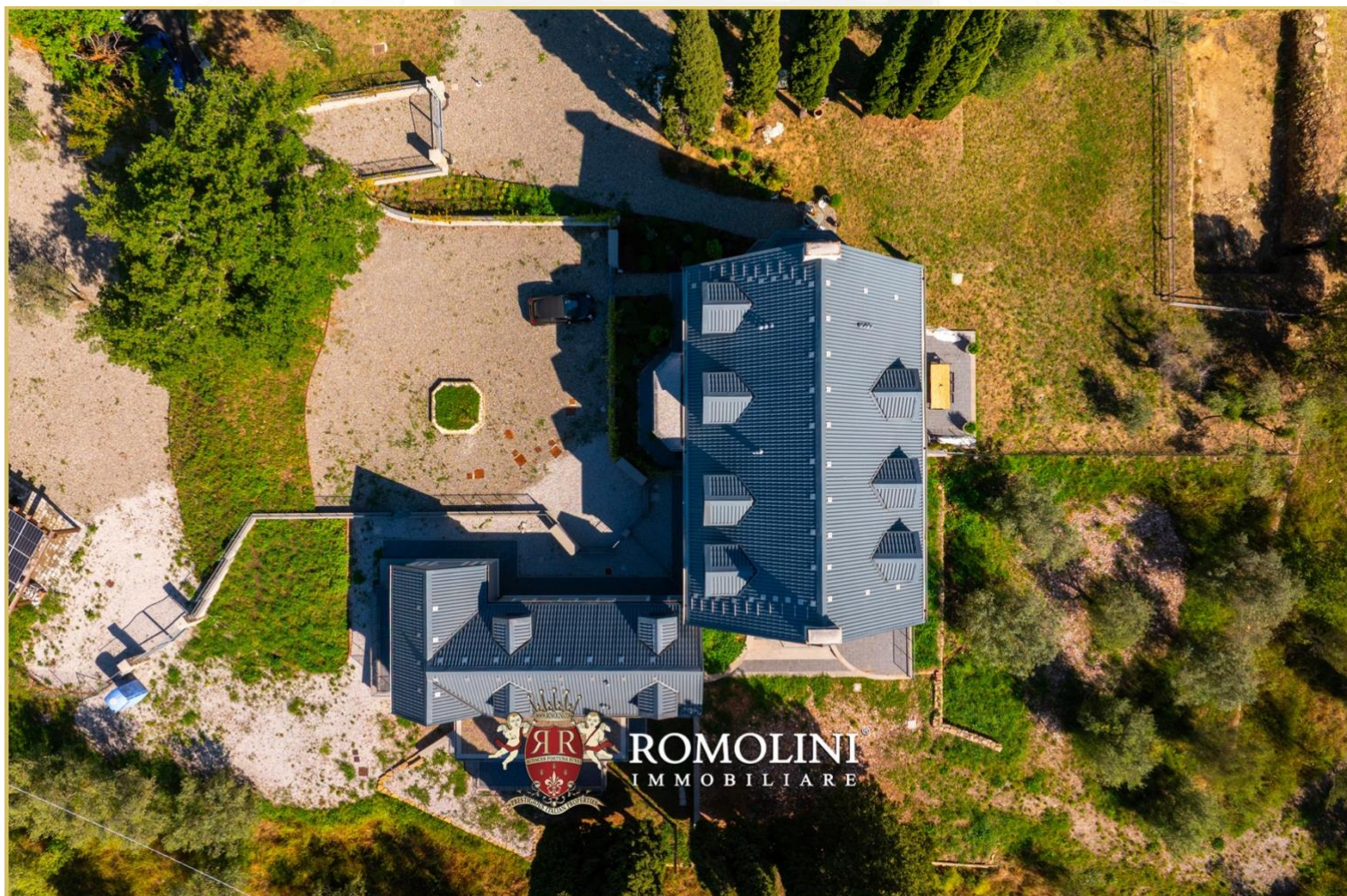
















ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com