

Ref. 3109 – **VILLA PETRONIA**

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PRESTIGIOUS MANORIAL VILLA WITH PARK FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany



Interiors
1,542 m²

Bedrooms
7 (up to 8)

Bathrooms
6

Total land
6,800 m²

In the heart of the gentle hills surrounding Arezzo, in one of the most authentic and suggestive areas of Tuscany, stands this elegant noble villa from the past, immersed in the tranquility of an important secular private park of 6,800 m². The presence of multiple buildings and the possibility of reinterpreting the spaces according to a unified project make this estate particularly interesting for those wishing to create a private residence of representation or develop a high-profile hospitality destination.

SUMMARY OF THE PROPERTY

REFERENCE #: 3097 – VILLA PETRONIA

TYPE: manorial villa

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (700 m)

INTERIORS: 1,542 square meters (16,592 square feet)

TOTAL ROOMS: 36

BEDROOMS: 7 (up to 8)

BATHROOMS: 6

ANNEXES: farmhouse, agricultural building, shed

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and parquet flooring, reception halls, turret, historical cellars, decorated stone fireplace, garden

EXTERIOR: 6,800 square meters (1.7 acres)

GARDEN: yes, around the villa

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (3km; 5'), Arezzo (10 km; 15'), Castiglion Fibocchi (15 km; 20'), Capolona (20 km; 25'), Subbiano (20 km; 25'), Civitella in Val di Chiana (25 km; 30'), Bucine (35 km; 40'), Cortona (40 km; 45'), Anghiari (45 km; 50'), Sansepolcro (55 km; 1h), Monte San Savino (30 km; 35'), San Giovanni Valdarno (45 km; 50'), Città di Castello (65 km; 1h 10'), Siena (75 km; 1h 15'), Florence (85 km; 1h 10'), Perugia (90 km; 1h 25'), Pienza (80 km; 1h 20'), Montepulciano (70 km; 1h 10'), Montalcino (100 km; 1h 35'), Gubbio (105 km; 1h 45'), Assisi (115 km; 1h 45'), San Gimignano (120 km; 1h 45'), Orvieto (135 km; 1h 50'), Lucca (150 km; 2h 10'), Pisa (157 km; 1h 50'), Bologna (170 km; 2h 10'), Rome (220 km; 2h 40')

CLOSEST AIRPORTS

Firenze A. Vespucci (95 km; 1h 15'), Perugia San Francesco (105 km; 1h 35'), Pisa G. Galilei (165 km; 2h), Bologna G. Marconi (175 km; 2h 15'), Roma Ciampino (225 km; 2h 45'), Roma Fiumicino (250 km; 3h)

VILLA PETRONIA

In the heart of the gentle hills surrounding **Arezzo**, in one of the most authentic and suggestive areas of **Tuscany**, stands this elegant **noble villa** from the past, immersed in the tranquility of an important **secular private park of 6,800 m²**. The presence of multiple buildings and the possibility of reinterpreting the spaces according to a unified project make this estate particularly interesting for those wishing to create a private residence of representation or develop a high-profile hospitality destination.



The villa is located on a hill, in a panoramic position but not isolated, and all the services for daily needs are available in the nearby town (less than five minutes by car). The city of **Arezzo**, where you can find supermarkets, shopping centers, shops of all kinds, and schools, is about ten minutes by car. The **A1 motorway** exit, which conveniently connects to Florence, Rome, and Milan, is also reachable in less than twenty minutes.

THE NOBLE VILLA

The entrance floor preserves the original character of the residence and features large rooms with heights up to 3.10 m. The ancient cellars and the hayloft, once used for preserving the estate's products, now constitute spaces of great potential, ideal for reinterpretation according to a contemporary hospitality and wellness project. There is also a **private chapel**, a precious room adjacent to the cellars, and an exclusive testimony to the noble tradition of the villa. The volumes and atmosphere of these environments naturally lend themselves to the creation of a **private wellness center**, an evocative wine tasting room dedicated to local wines, a representative cellar, or an exclusive private club. The level is completed with technical rooms, including a boiler and laundry.

A significant staircase leads to the noble floor, the representative heart of the villa. Here, architecture reaches its maximum expression, with rooms characterized by heights up to 4.60 m, important openings, and privileged views of the park. The living area includes a large master kitchen, an elegant dining room, an intimate reading room, a study, and a magnificent reception hall, enhanced by direct access to the park. The sleeping area accommodates two to three spacious bedrooms, a reserved walk-in closet, and three master bathrooms.

The environments preserve the proportions and the charm typical of historic Tuscan residences, while offering ample margins for a restoration project capable of further enhancing their identity.

The topmost habitable level is currently divided into two independent units, a particularly versatile configuration to accommodate family members, guests, or service staff.

- **Apt. A:** living room, kitchen, two bedrooms, and bathroom;
- **Apt. B:** lounge with view of the park, attic, two bedrooms, and bathroom.

The spaces can be maintained as two separate apartments or, through a design intervention, **re-configured into a single prestigious residence**, including the current winter garden that separates the two entrances.

Crowning the villa is the ancient tower, accessible via a suggestive and imposing wooden staircase. The environment retains its original wooden beams and the ancient monk, elements that highlight its historical and architectural value. This large attic space offers further possibilities: it can become a private study, a library, a master bedroom, a cozy space for guests, or be used as storage.

THE OUTBUILDINGS

In front of the villa is a charming **farmhouse** (157 m² – 1,689 ft²) to be renovated. Its location and independence from the main building make it particularly suitable for creating a guest residence, a private dependance, or additional units for hospitality.

Additionally, there is an **annex** (34 m² – 366 ft²) that can be used for a future pool or sports and recreational activities.

The property is completed by a big **agricultural shed** (658 m² – 7,080 ft²), whose structure offers substantial transformation potential, subject to the necessary planning approvals. The potential change of use could allow for the creation of additional spaces serving the overall project, including high-level suites and rooms for an exclusive hospitality structure, an independent dependance, spaces dedicated to private events and receptions, recreational areas, wellness, or complementary services.





















































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