Ref. 3107 – **VILLA RORY** www.romolini.com/en/3107

ELEGANT LIBERTY VILLA WITH PARK AND POOL FOR SALE IN AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany



Interiors	Bedrooms	Bathrooms
544 m²	7	5

Total land	Swimming pool
2,242 m²	12 × 6 m

Elegant Art Nouveau-style villa with private pool and large park for sale, located in a hillside setting of particular prestige near the center of Arezzo. Built in the early 20th century, the villa retains refined architectural and decorative elements typical of Liberty style, which characterize the façade and interior spaces, and are found in the floors, large windows and glass doors, loggia and terraces, in the characteristic panoramic tower, and the ornamental garden surrounding the property.

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ROMOLINI IMMOBILIARE — CHRISTIE'S INTERNATIONAL REAL ESTATE

SUMMARY OF THE PROPERTY

REFERENCE #: 3107 – VILLA RORY
TYPE: *Art Nouveau* villa
CONDITIONS: restored
LOCATION: open and sunny
ACCESS: excellent, paved road

INTERIORS: 544 square meters (5,853 square feet)
TOTAL ROOMS: 15
BEDROOMS: 7
BATHROOMS: 5
ANNEXES: garage

MAIN FEATURES: wooden beams, terracotta and *graniglia* flooring, *Art-Nouveau* elements, fire-place, mosquito nets, video-surveillance system, terrace, porch, fenced garden, irrigation system, swimming pool

EXTERIOR: 2,242 square meters (0.5 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected
WATER SUPPLY: Artesian well + mains water
TELEPHONE: already connected
ADSL: yes
GAS: natural gas
ENERGY CERTIFICATE: E ($EP_{gl,\ nren}$ = 200.89 kWh/m^2year)
HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Arezzo (6 km; 10'), Bagnoro (7 km; 10'), Monte San Savino (25 km; 25'), Anghiari (25 km; 30'), Cortona (30 km; 35'), Civitella in Val di Chiana (30 km; 30'), Castiglion Fiorentino (30 km; 35'), Sansepolcro (40 km; 45'), San Giovanni Valdarno (45 km; 50'), Città di Castello (50 km; 55'), Bucine (50 km; 50'), Pienza (70 km; 1h 10'), Montepulciano (65 km; 1h), Siena (75 km; 1h 15'), Perugia (80 km; 1h 20'), Montalcino (95 km; 1h 30'), Florence (90 km; 1h 15'), Assisi (105 km; 1h 35'), Gubbio (110 km; 1h 40'), San Gimignano (125 km; 1h 45'), Orvieto (130 km; 1h 45'), Lucca (155 km; 2h 10'), Pisa (160 km; 2h), Bologna (170 km; 2h 10'), Rome (220 km; 2h 40')

CLOSEST AIRPORTS

Firenze A. Vespucci (95 km; 1h 20'), Perugia San Francesco (95 km; 1h 25'), Pisa G. Galilei (165 km; 2h), Bologna G. Marconi (175 km; 2h 10'), Roma Ciampino (225 km; 2h 45'), Roma Fiumicino (250 km; 3h)

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VILLA RORY

Elegant **Art Nouveau-style villa** with private pool and large park for sale, located in a hillside setting of particular prestige near the center of **Arezzo**. Built in the early 20th century, the villa retains refined architectural and decorative elements typical of Liberty style, which characterize the façade and interior spaces, and are found in the floors, large windows and glass doors, loggia and terraces, in the characteristic panoramic tower, and the ornamental garden surrounding the property.

The villa is located in a foothill area where the rural landscape, ancient agricultural settlements, and historic villas combine in a particularly suggestive balance with the tranquility of the countryside and proximity to the city. It is a territory historically linked to Arezzo, a city of Etruscan origin, ideal for those who wish to live immersed in greenery and in a charming setting, without giving up the convenience of services and connections offered by the city. The **historic center of Arezzo**, where all services are available, is about a 10-minute drive, as is the **A1 highway exit** (14 km; 20 minutes), which allows you to reach most of Italy in reasonable time.

DESCRIPTION OF THE BUILDINGS

The **main house** (385 m² – 4,143 ft²) develops over two levels and stands out for its bright environments, elegant proportions, and a particularly functional space distribution. The house is equipped with video-surveillance system and the bedrooms are fitted with air conditioning.
On the ground floor, there is a large living area consisting of a bright living room, a dining room enhanced by an imposing fireplace, a kitchen and a bathroom. The dining room and kitchen have direct access to the splendid loggia of about 70 m², overlooking the garden.
The first floor, connected to the ground floor by an elegant wooden staircase, also has a private entrance on the back side of the property. The sleeping area includes five bedrooms, including the master bedroom with a terrace of about 70 m², and three bathrooms. Facing south, the terrace offers a magnificent open view of the surrounding hills and up to the city of Arezzo.

On the second floor is an **independent apartment** (73 m² – 785 ft²), accessed via an external staircase, consisting of living room with cooking corner, two bedrooms and bathroom. This space is perfect for either guests and or staff.

The villa is surrounded by a **fully enclosed park of about 2,242 m²**, characterized by large green spaces and mature trees, all equipped with irrigation and lighting systems.
The park includes a small woodland of linden, holm oak, and pine trees. The **12 × 6 m swimming pool** has been harmoniously integrated into the garden setting.

Completing the property are some **annexes and accessory spaces** (54 m² – 581 ft²), including a **barbecue area** with a small **kitchen**, a **woodshed**, a characteristic ancient bread oven, and a **garage** (32 m² – 344 ft²).

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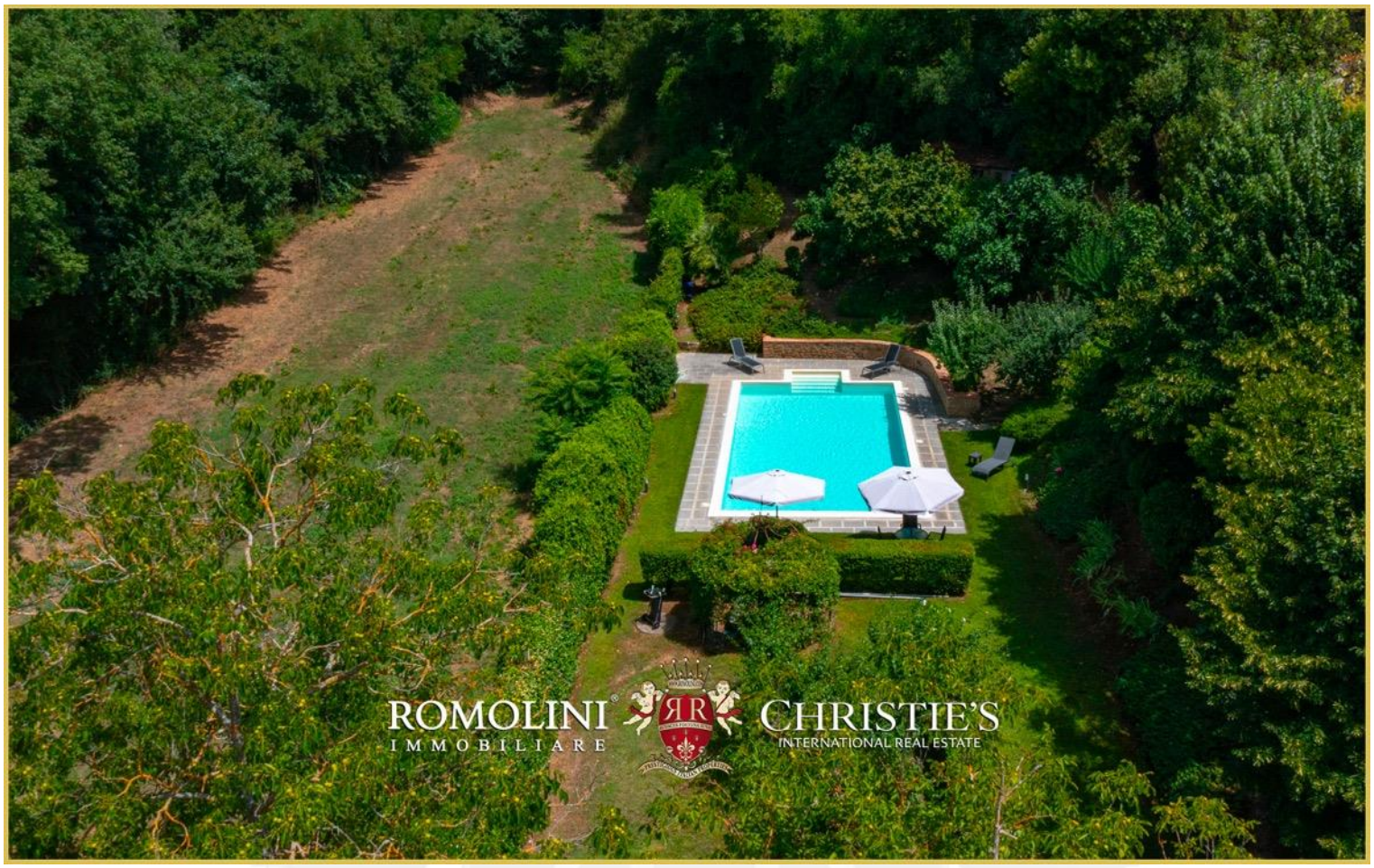

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