Ref. 3114 – **VILLA ANASTASIO** www.romolini.com/en/3114

# LUXURY VILLA WITH POOL AND PANORAMIC VIEWS OF AREZZO FOR SALE IN TUSCANY

**Arezzo – Arezzo – Tuscany**



| Interiors | Bedrooms | Bathrooms |
|---|---|---|
| 371 m² | 5 | 5 (up to 6) |

| Total land | Swimming pool |
|---|---|
| 2.8 ha | 20 × 10 m |

Above Arezzo, at the end of a cypress-lined drive through the olive groves, Villa Anastasio looks out over the city's medieval skyline and the hills beyond. The villa was created by joining two buildings that once formed the *limonaia*, or lemon house, of a nearby aristocratic estate. Today it is a fully restored home on a private, fully fenced estate of 2.8 hectares. Lemon trees still stand in terracotta pots on the front terraces. Inside, the house combines its historic Tuscan character with high-end finishes and modern smart-home technology.

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
**Tel:** +39 0575 788 948 – **Mail:** info@romolini.com

# SUMMARY OF THE PROPERTY

**REFERENCE #:** 3114 – VILLA ANASTASIO
**TYPE:** former lemon house
**CONDITIONS:** restored, luxury finishes
**LOCATION:** hilly, very panoramic with view over Arezzo
**ACCESS:** excellent, paved road

**INTERIORS:** 371 square meters (3,992 square feet)
**TOTAL ROOMS:** 19
**BEDROOMS:** 5
**BATHROOMS:** 5 (up to 6)
**ANNEXES:** garage, changing room

**MAIN FEATURES:** decorated-stone fireplaces, decorated wallpaper, parquet floors, terracotta floors, metal-and-glass French windows, wellness area, home automation, solar panels, garden, automated irrigation system, swimming pool, olive trees, citrus trees, private garage

**TOTAL LAND:** 2.8 hectares (7.0 acres)
**OLIVE GROVE:** 160 trees
**GARDEN:** yes, well-maintained
**SWIMMING POOL:** 20 × 10 m (saltwater)

**ELECTRICITY:** already connected + photovoltaic system
**WATER SUPPLY:** private water supply with well
**TELEPHONE:** already connected
**ADSL:** yes, via *Starlink* (400 Mbps)
**GAS:** no, all electric (solar panels + heat pump)
**HEATING SYSTEM:** under the floor + air conditioning

# CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Arezzo (3 km; 10'), Civitella in Val di Chiana (20 km; 25'), Castiglion Fibocchi (20 km; 25'), Capolona (22 km; 25'), Subbiano (25 km; 30'), Castiglion Fiorentino (20 km; 25'), Cortona (26 km; 30'), Monte San Savino (35 km; 40'), San Giovanni Valdarno (45 km; 45'), Sansepolcro (45 km; 50'), Anghiari (45 km; 50'), Montevarchi (50 km; 50'), Città di Castello (55 km; 1h), Poppi (55 km; 1h), Bibbiena (55 km; 1h), Chiusi della Verna (65 km; 1h 10'), Pienza (70 km; 1h 20'), Montepulciano (65 km; 1h 15'), Siena (95 km; 1h 30'), Perugia (100 km; 1h 30'), Florence (80 km; 1h 20'), Gubbio (115 km; 1h 45'), Assisi (125 km; 1h 50'), Orvieto (135 km; 1h 55'), Spoleto (150 km; 2h), Bologna (175 km; 2h 15'), Rome (225 km; 2h 40')

# CLOSEST AIRPORTS

Firenze A. Vespucci (85 km; 1h 20'), Perugia San Francesco (105 km; 1h 30'), Bologna G. Marconi (170 km; 2h), Pisa G. Galilei (160 km; 2h 10'), Roma Ciampino (230 km; 2h 40'), Roma Fiumicino (255 km; 2h 55')

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
**Tel:** +39 0575 788 948 – **Mail:** info@romolini.com

# VILLA ANASTASIO

Above **Arezzo**, at the end of a **cypress-lined drive** through the olive groves, **Villa Anastasio** looks out over the city's medieval skyline and the hills beyond. The villa was created by joining two buildings that once formed the *limonaia*, or lemon house, of a nearby aristocratic estate. Today it is a fully restored home on a private, fully fenced **estate of 2.8 hectares**. Lemon trees still stand in terracotta pots on the front terraces. Inside, the house combines its historic Tuscan character with high-end finishes and modern smart-home technology.

The property sits between **Florence** and **Siena**, each just an hour's drive away. Cortona is about 30 minutes away. Daily amenities are 2 km from the gate. Arezzo's historic center, with its *piazzas*, churches and famous monthly antiques fair, is a 10-minute drive. The **A1 motorway** junction is 9 km away, with fast connections to Rome, Bologna, Milan and the Tuscan coast.

## THE VILLA

The ground floor has three generous rooms in a row, all opening through tall metal-and-glass French windows onto the terrace and the view: a reception lounge and library with a decorated stone fireplace and panoramic wallpaper, a formal dining room and a well-equipped *Gaggenau* kitchen with built-in appliances, a *Quooker* tap, with an XL South African braai grill. Behind the kitchen are a laundry, a pantry and a private office.

A spiral staircase leads from the office to a guest bedroom with its own bathroom. A second staircase, from the **wellness area** with its *Sunlighten* sauna and bathroom, leads to another guest suite. These separate wings give guests and family complete privacy.

A third staircase from the reception lounge leads to the main sleeping area. It has a master suite with an en-suite bathroom and walk-in wardrobe, and two further bedrooms that share a bathroom.
Throughout the house one will find terracotta and parquet floors, hand-chosen decorative wallpapers and large windows framing the Tuscan landscape. Lighting, heating, security and kitchen appliances are all controllable remotely via Wi-Fi.

## OUTDOOR LIVING

Just below the villa is the **20 × 10 m saltwater pool**. It has automatic water-quality control and looks straight out over Arezzo's historic center. A large terracotta sun terrace with three shaded gazebos surrounds it, an ideal setting for long summer lunches, parties and events. Beside the pool is a ***Fogher* outdoor kitchen** with a refrigerator, ceramic hob and large grill, along with a changing room with its own bathroom. Beneath the pool terrace, a wide portico runs along two sides and adds shaded space for summer dining.

In front of the villa, a **graveled courtyard** with an iron gazebo seats twelve at the table, overlooking the valley.
The grounds include around **160 olive trees**, lemon and orange trees, raised vegetable beds and a cypress-lined driveway. The drive leads to a paved parking area for five cars behind the villa, and a **private garage** (60 m²) gives covered space for more.
The garden is equipped with a **fully automatic irrigation system** controllable via Wi-Fi.

© Agenzia Romolini Immobiliare s.r.l.
Piazza Torre di Berta n. 4, 52037 Sansepolcro (AR), Italy
**Tel:** +39 0575 788 948 – **Mail:** info@romolini.com


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE


ROMOLINI®
IMMOBILIARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

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

www.vineyardswineries.com

(+39) 0575 788 948

info@romolini.com