



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Country villa in excellent condition with panoramic views and guesthouse, near Arezzo



IT-TCR415-KA

Panoramic view  
52100 Arezzo  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Country-/Farmhouse
<b>Postcode</b>	52100
<b>Country</b>	Italy
<b>City</b>	Arezzo
<b>Additional geographical information</b>	Arezzo
<b>Living space</b>	approx. 480 m <sup>2</sup>
<b>Number of rooms</b>	12
<b>Plot size</b>	approx. 3.000 m <sup>2</sup>
<b>Number of bedrooms</b>	7
<b>Number of bathrooms</b>	5
<b>Asking price</b>	669.000,00 €
<b>Brokerage</b>	for the buyer 3,66 % incl. VAT
<b>Condition</b>	Completely renovated
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Elegant country villa in a stunning panoramic location, just minutes from Arezzo, with a guest house and an exclusive park of approximately 3,000 m<sup>2</sup>.

The renovated villa is spread over two main floors and an attic, offering spacious and well-proportioned rooms.

On the ground floor a bright entrance hall leads into the living area. The fully equipped kitchen opens onto an elegant three-sectioned living room with a fireplace and direct views of the private park, creating a seamless transition between indoors and outdoors. Also on the ground floor are a large bathroom, a double bedroom with an en-suite bathroom, a laundry room and a utility room.

The first floor comprises four spacious double bedrooms, a study or dressing room and two large bathrooms.

The attic, currently used as a mansard offers valuable additional space, ideal for residential or recreational purposes.

The property is surrounded by a beautifully landscaped park of approximately 3,000 m<sup>2</sup>.

The villa was completely renovated by the owners in 2023 and is in perfect condition.

Heating is provided by a methane gas system and a wood-burning stove.

Water is supplied via the public aqueduct and a private well for irrigation.

Ideal for private use with the possibility of holiday rentals.

Further information and floor plans are available upon request.

## Location

Arezzo, Tuscany.

The property is located just 10 minutes from Arezzo. Other easily accessible destinations include Subbiano (10 minutes), Montevarchi (approx. 30 minutes by car) and Florence (approx. 1 hour).



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The nearest airports are Florence Airport (approx. 1 hour 15 minutes) and Perugia Airport (approx. 1 hour 30 minutes).



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**Your contact person**

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