



logica immobiliare  
la soluzione a portata di mano

## Villas for Sale in Arezzo (AR)

1.250.000 €

Ref: VL337T



**Size:** 950 sqm  
**Field:** 1 ha  
**Rooms:** 28  
**Bedrooms:** 7  
**Bathrooms:** 7  
**Energy class:** G  
**IPE:** 175

In a private and panoramic location, in close proximity to the city of Arezzo and its utilities but still not in a countryside landscape, a beautiful real estate composed by two independent but adjoining buildings and a third portion, for a total surface of about 950 sqm. The main residence is dated back to the '800, it is a typical Leopoldina villa on three levels for a total surface of 480 sqm and it is currently divided into three apartments, with the main entrance hall common for all of them. The ground floor is composed by a studio apartment with kitchenette and a bathroom, and a second apartment composed by kitchen area, living room, two bedrooms and two bathrooms. The third apartment is located at the first floor and part of it, about 120 sqm, is located on the rear side of the building. Next to the Leopoldina there is another building, built in the 60's, consisting of a single unit composed by wide entrance halls, three living areas, kitchen area, two bedrooms, two bathrooms, two large terraces and an attic area, for a total surface of about 350 sqm. The property is completed by an amazing access road crossing the garden that surrounds the buildings, bordering with a piece of land of about 1-hectare large, exclusive property of this real estate. A real estate with great potential considering its location, the panoramic view, proximity to all the required utilities and the wide surface that allows to take into consideration many uses, it could be a main residence, but it also has high potential as accommodation facility. Siena is about 70 km away, Florence 80 km, Perugia 95 km, Rome Fiumicino airport 245 km.















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