

# Toscana

## Arezzo

Ref. 6028: Lovely villa near Arezzo with beautiful views garden and swimming pool  
Asking Price: € 490.000



# Description

A few minutes from the city of Arezzo, in a panoramic location above the surrounding countryside, we find this beautiful 230 sq m villa on three floors:

on the ground floor there is an open space with kitchen, dining area and living room, a utility room, a laundry room and a study with en suite bathroom, which could become a bedroom.

On the first floor there is a bedroom, a bathroom and a bedroom with walk-in wardrobe.

On the second floor is an attic used as a garage.

There is a garden of 3,500 m<sup>2</sup>, with inside a beautiful 9X3.5 swimming pool with salt system.

## CONDITION AND FINISHES

The villa was completely renovated in 2004, using high-quality materials, typical of the Tuscan tradition.

## SERVICES AND UTILITIES

The property has an LPG heating system, assisted by a pellet stove, while water supply is provided by both the public aqueduct and a private well.

## APPLICATIONS AND POSSIBILITIES

This property is perfect for use as a private residence, where you can admire the beautiful surrounding panorama, surrounded by nature but within walking distance of all major amenities.

## LOCATION

The villa is just 2 km from the nearest village, where you can find all necessary amenities.

Arezzo 15 km (20 minutes), Anghiari 25 km (30 minutes), Cortona 40 km (50 minutes).

The nearest airport is Florence, 100 km (1 hour and 20 minutes).

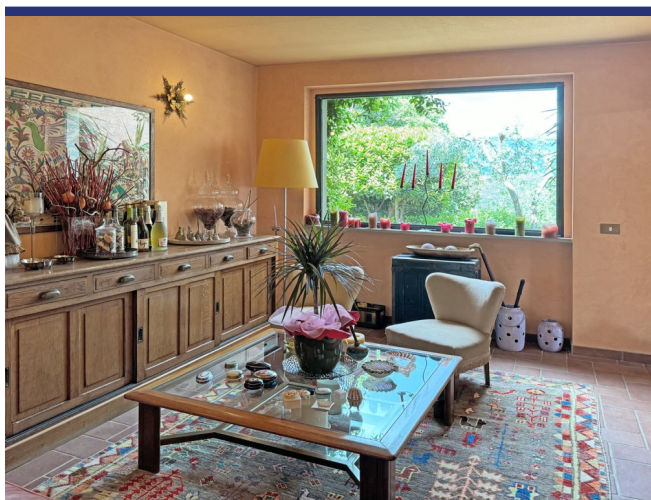
Pisa airport 170 km (2 hours), Rome airport 260 km (3 hours).

# Pictures



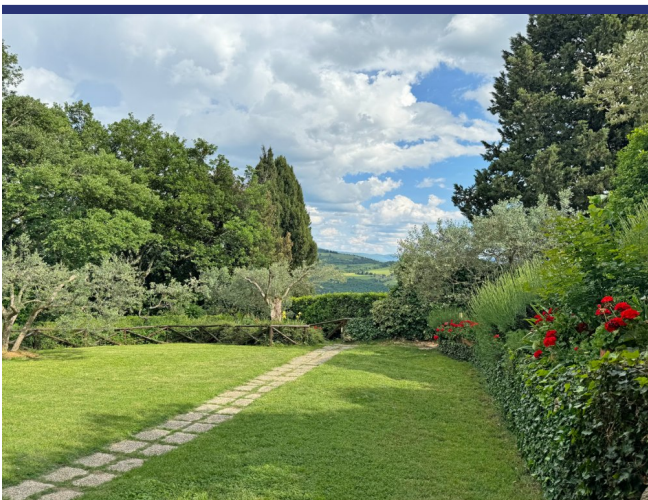








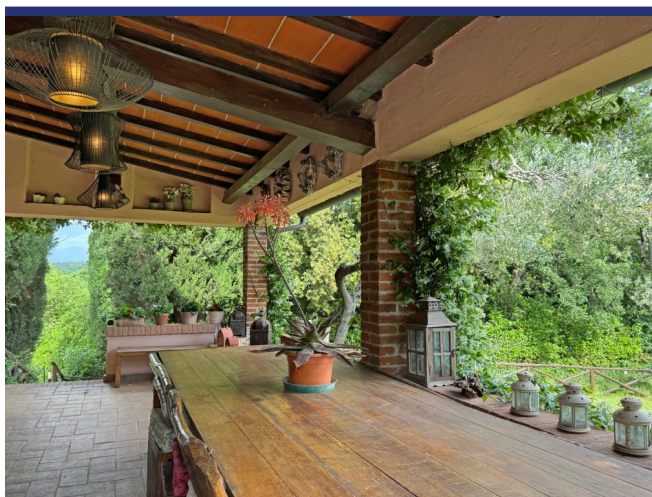












# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6028
- Villa/Farmhouse
- Panoramic View
- 58 km to Lake
- 140 km to Sea
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 490.000
- Floorspace: 230 m<sup>2</sup>
- SQM Plot: 35000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available



# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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