



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Arezzo (AR) Via Mengaccini 1

Luxury Property with Breathtaking Panoramic Views.

This extraordinary property is a complex of villas with six bedrooms, situated in a dominant position atop a hill, offering enchanting views of the surrounding hills, completely immersed in nature. The property was renovated in 2020, retaining its rustic touch to preserve its unique charm. Authentic stone works, the outdoor fireplace in the atrium, and exposed beams blend perfectly with the wooden floors.

The main villa can accommodate up to 8 people in 4 luxuriously furnished suites. The ground floor features a cozy entrance with a fireplace and a sitting area with two sofas, along with a guest bathroom. A spacious open living area, complete with a fireplace and direct access to the outdoors, overlooks a dining area that can seat 10 people. The fully equipped kitchen completes the ground floor.

The first floor of the main villa comprises two double bedrooms, each with a private bathroom with a shower. Two additional bathrooms are available on this floor. The lower floor, accessible via an external entrance, offers two more double bedrooms with private bathrooms and valley views.

The guesthouse, with two double suites, provides accommodation for another 4 people. Both rooms have private bathrooms with showers.

For relaxation and entertainment, the property offers a spacious studio with a ping pong table, lounge area, foosball table, and a variety of board games. A quick climb to the tower bar offers spectacular views of the surrounding landscape.

Outside, you'll find a private uncovered parking for up to 5 cars, a saltwater pool with sun loungers, and a bathroom with shower near the pool. The 500 sqm garden boasts an outdoor dining area with 12 seats and an outdoor kitchen with a pizza oven and barbecue. The property is surrounded by a wild forest and offers a variety of fruit trees, including plum, pomegranate, kiwi, and lime,

INFORMATION

Ref.	Toscana 1234
Type	Sale
Category	Villa
Price	2,000,000.00
Annual Expense	
Year	
Energetic Class	B

NUMBER

Rooms	15
Bedrooms	6
Bathrooms	9
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	500
Garden	17000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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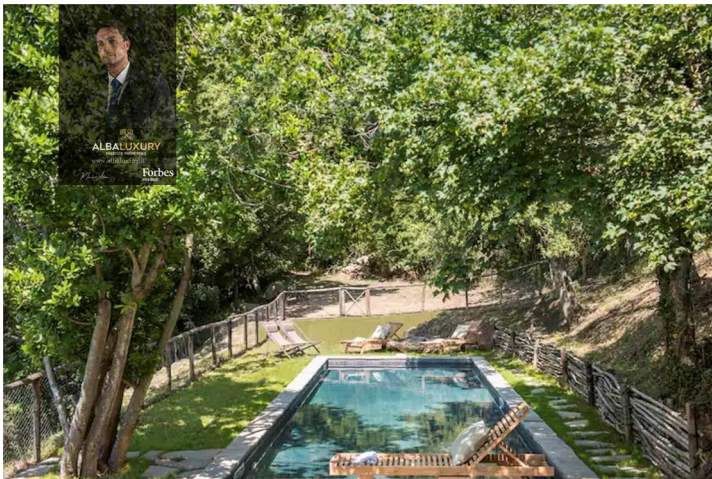
FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	New Furniture	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Hot Water	Independent	Cooling	Floor		

ACCESSORIES

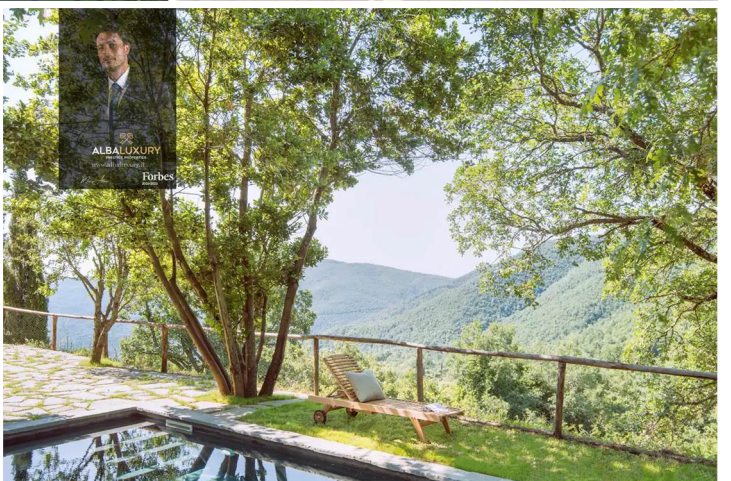
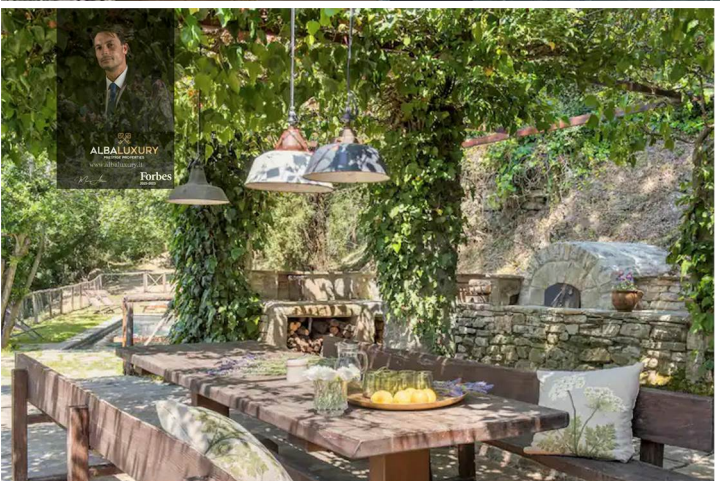
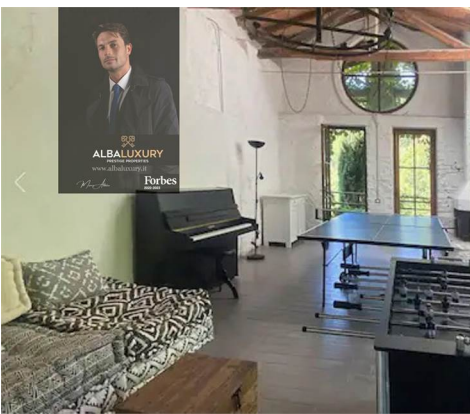
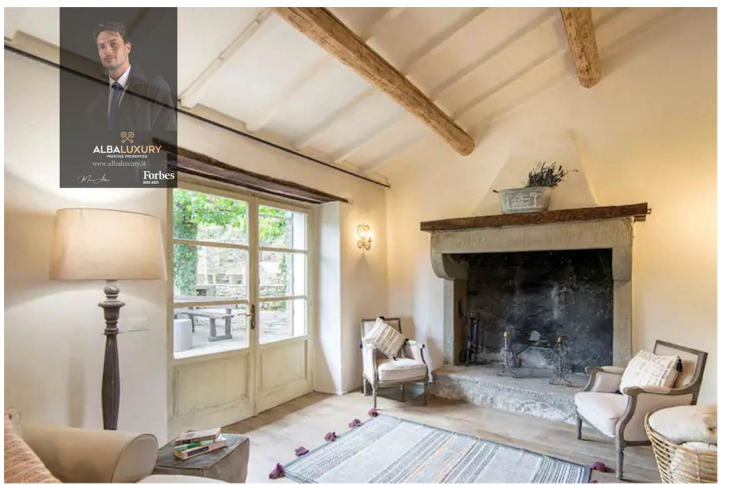
Antitheft	Air conditioning	Wall Closet	Double entrance	Separate entrance
Car passage	Footpath	Swimming pool	Armoured door	Outdoor tables
Awning	Jacuzzi tub	Veranda	Video intercom	

IMAGES



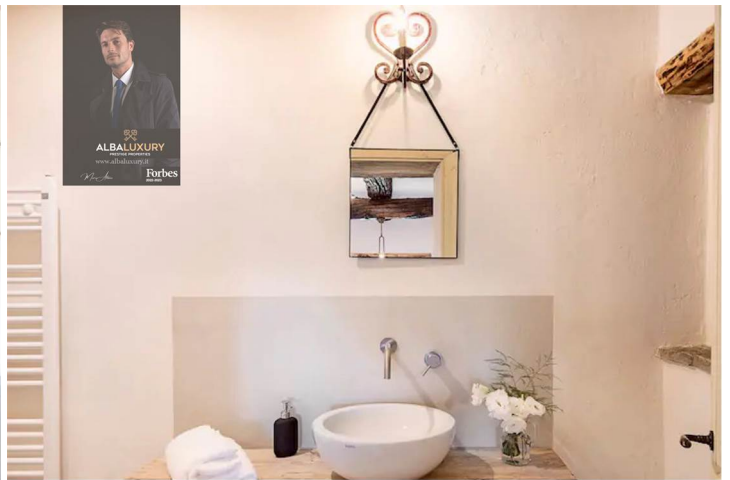
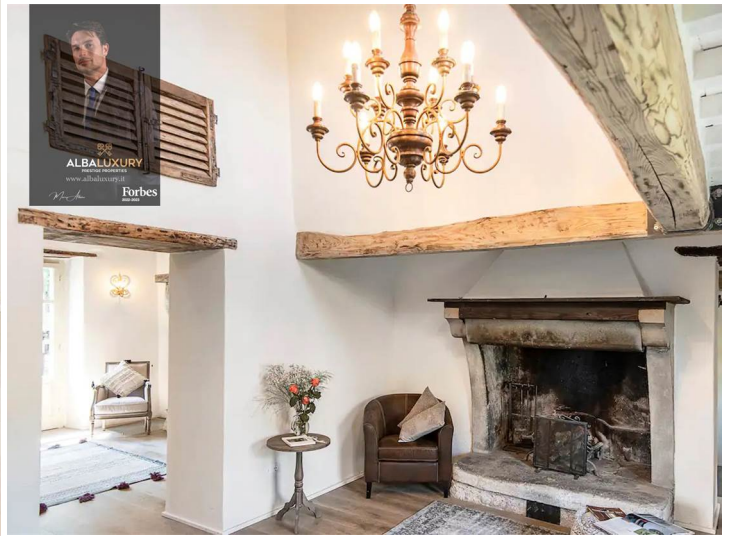


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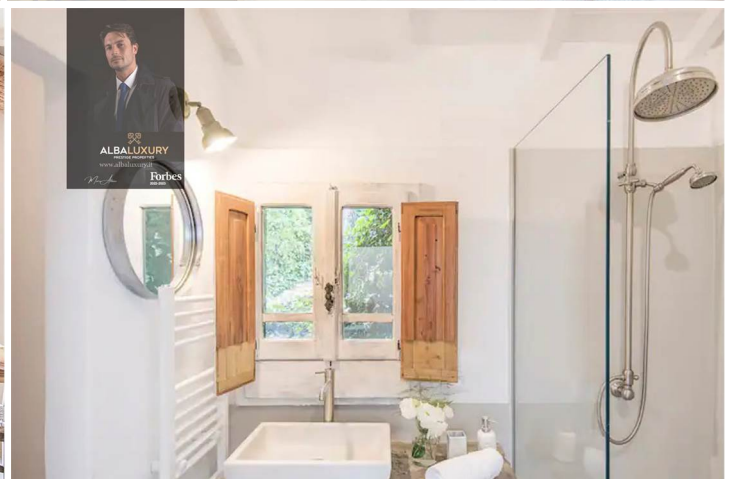
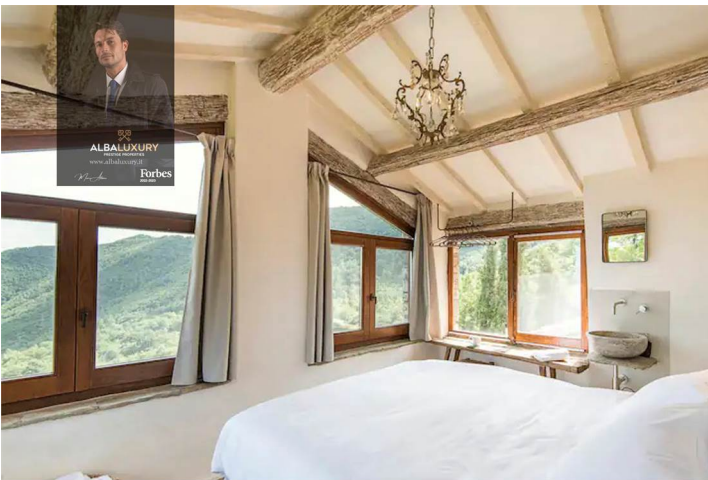


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