



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Arezzo (AR) strada comunale di Agazzi 1

### Property in the centre of Arezzo, Tuscany

We present this sumptuous luxury villa located in Arezzo, just 5 minutes from the historical centre, embraced by a landscape of 2 hectares of land, enriched by a panoramic swimming pool, a regulation tennis court, a riding area and a Jacuzzi. The nearest airport is Florence Airport, located 65 km away. This exclusive property of approximately 700 square metres is harmoniously distributed on two levels, with an architectural style that blends perfectly with the lush surroundings. The villa stands on a terraced plot, offering direct access from both the ground floor and the upper level through numerous French windows. The main entrance, on the ground floor, leads to a spacious living room featuring a cosy fireplace and entirely covered by glass doors opening onto a charming pavilion. From here, a few steps lead to a further large living room, divided between a sofa area with a large television and a games room with direct access to the pool through a French window. The other side of the living room houses the dining area, connected to a modern kitchen, a service bathroom and a laundry room. Going upstairs, access is provided either by a wooden staircase from the living room or directly from outside via a marble staircase next to the main entrance. In this upper section, in addition to a study, is the sleeping area, arranged along a wide corridor: four spacious double bedrooms with en-suite bathrooms with showers and two single bedrooms (communicating with each other) that share a bathroom with shower and have a small balcony overlooking the pool. The property is embellished by a panoramic attic of about 70 square metres, used as a solarium, offering breathtaking views of the property and beyond. The pool, surrounded by laurel hedges and adorned with bamboo canes, oleanders and lavender bushes, is an oasis of relaxation and recreation. The pool, lined with tiles, measures 12 x 9 m, with a depth ranging from a minimum of 1.20 m (in the first three metres) to a maximum of 3.80 m. The private, fenced tennis court is lined with PVC resin, respecting the regulation dimensions. A unique opportunity to live in luxury in close contact with nature, this property represents an unparalleled living experience. Tuscany is one of the best known and most appreciated places by visitors from all over the world for its typical succession of unique landscapes, characterised by gentle green hills, rich in dense woods, vast expanses of vineyards and olive groves, small villages, medieval castles and wineries where you can taste the best wines in the world.

#### INFORMATION

Ref.	Toscana 689
Type	Sale
Category	Villa
Price	2,700,000.00
Annual Expense	
Year	
Energetic Class	VA

#### NUMBER

Rooms	15
Bedrooms	8
Bathrooms	9
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	700
Garden	20000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Heating	Independent

## ACCESSORIES

Swimming pool

Data network

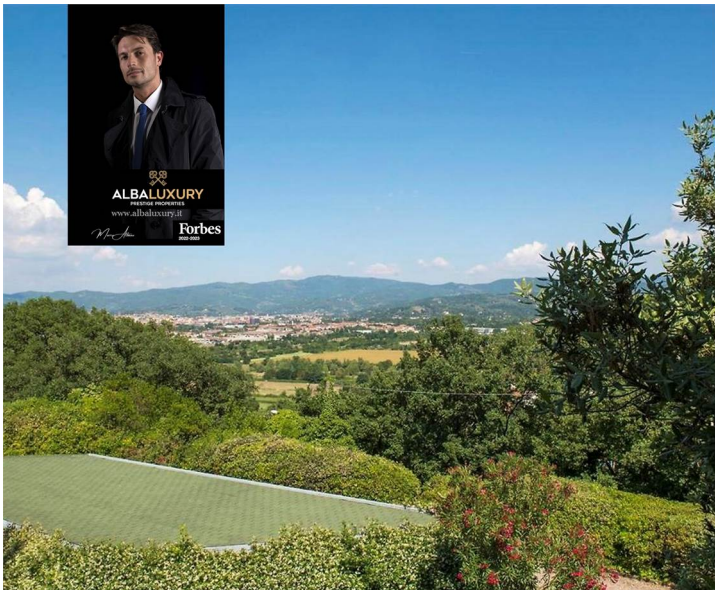
Storage room

## IMAGES



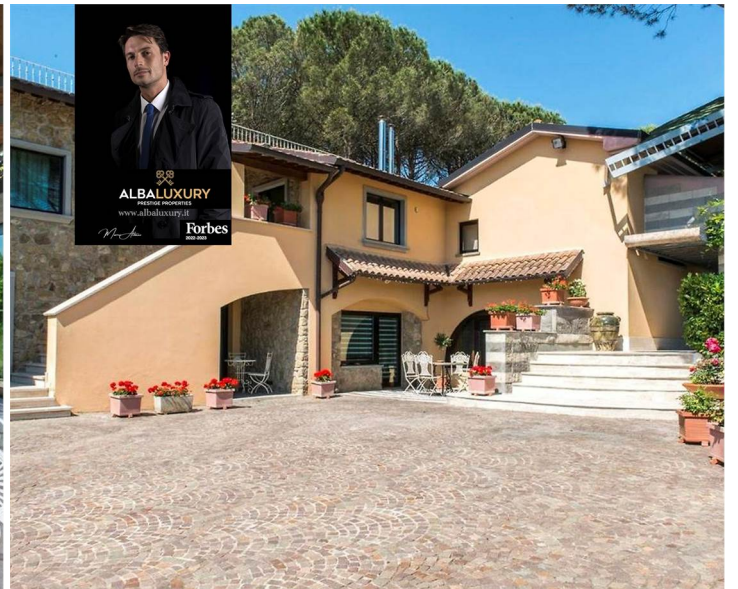


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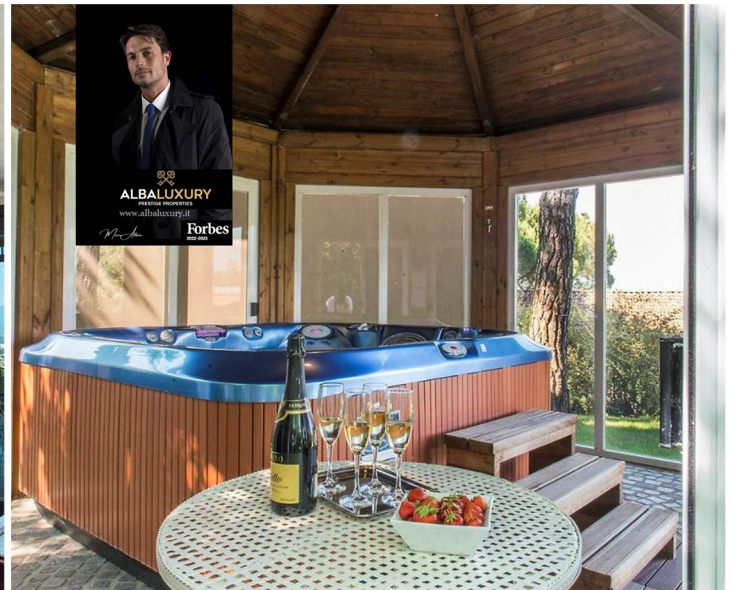
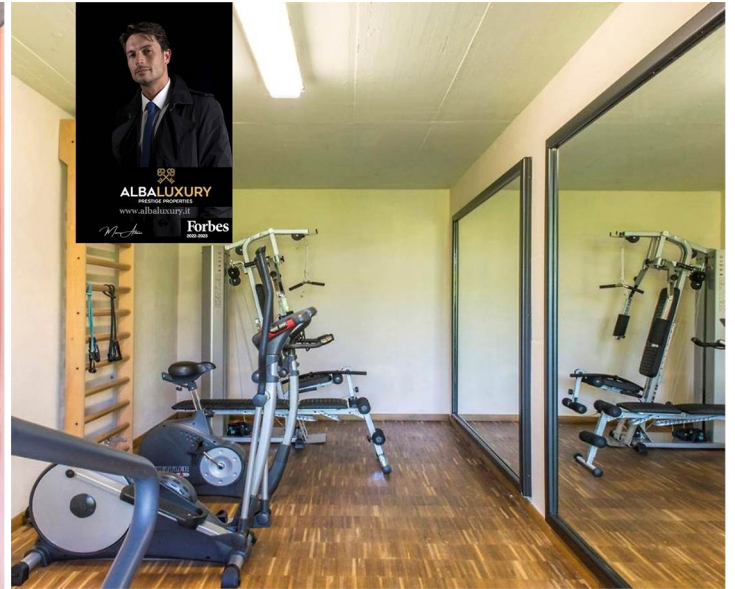


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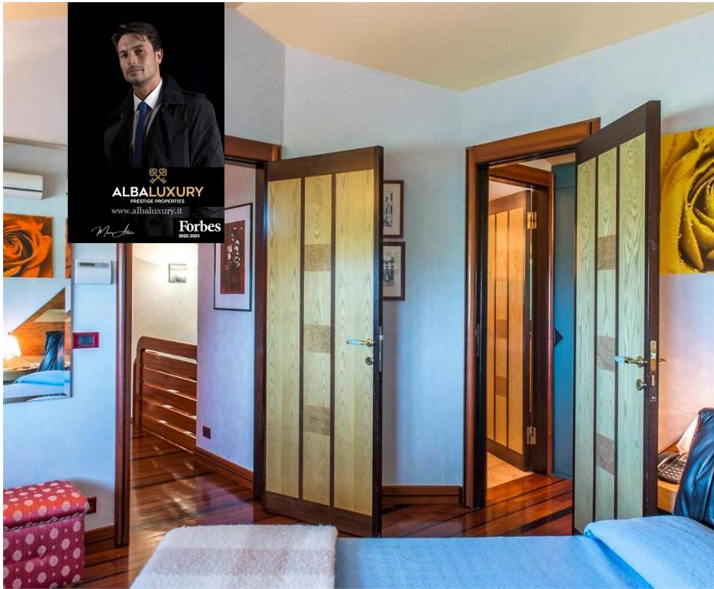


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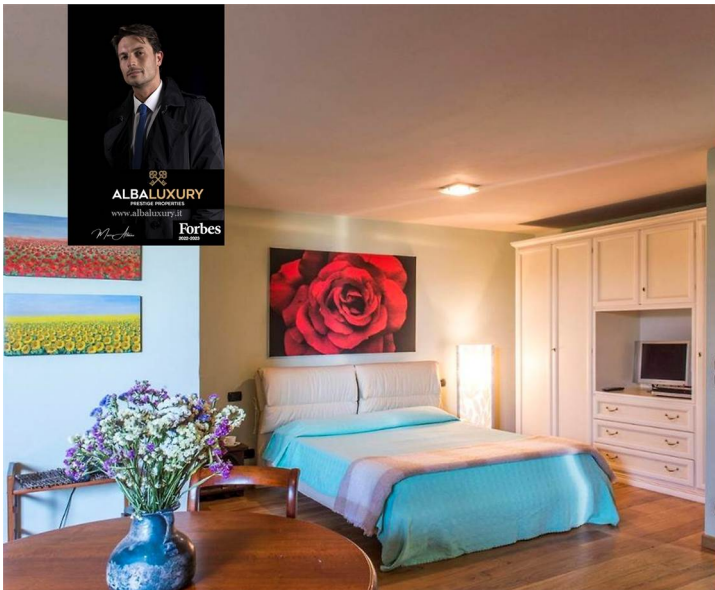
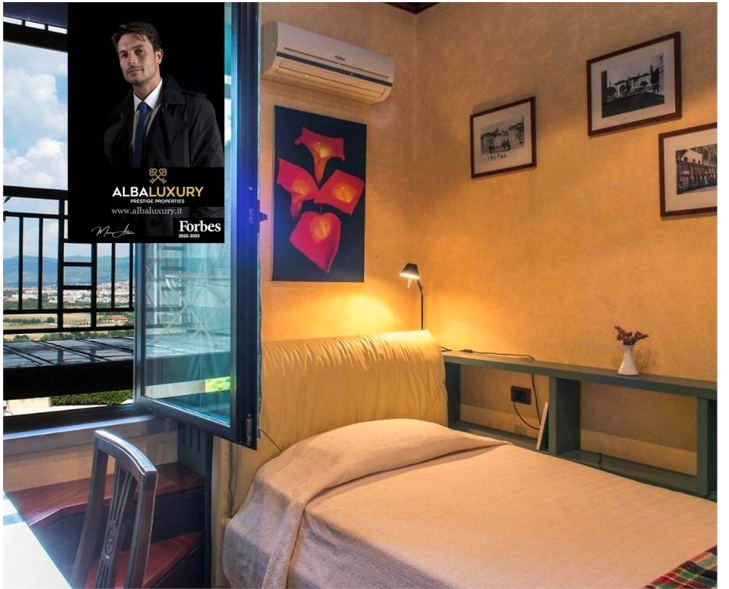
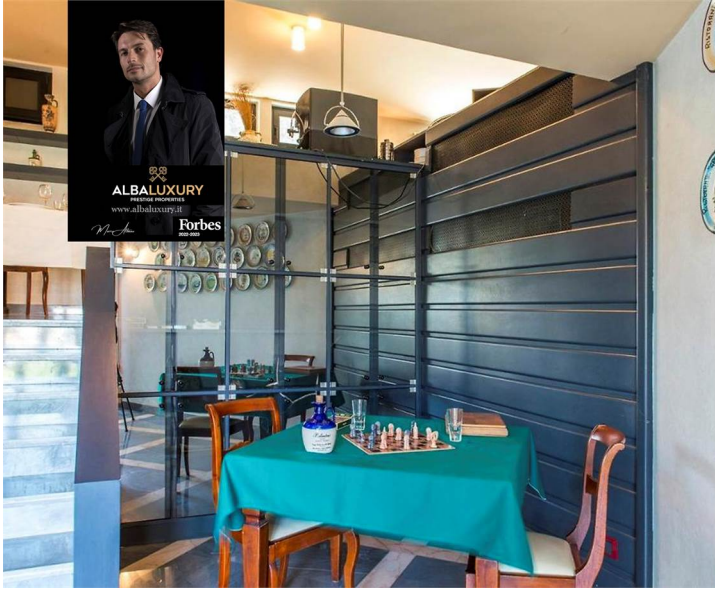


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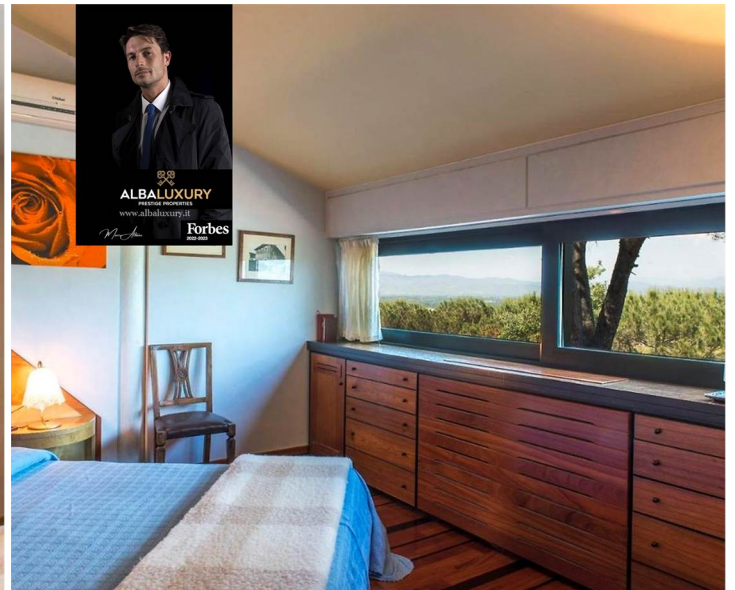
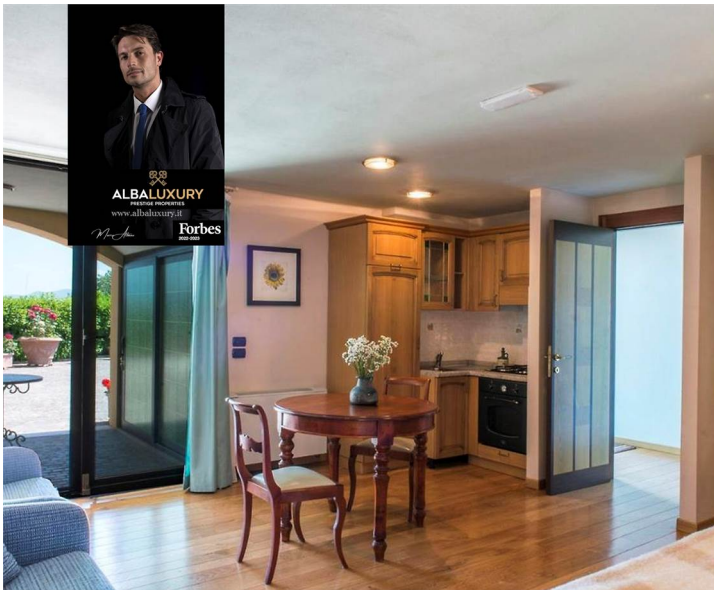
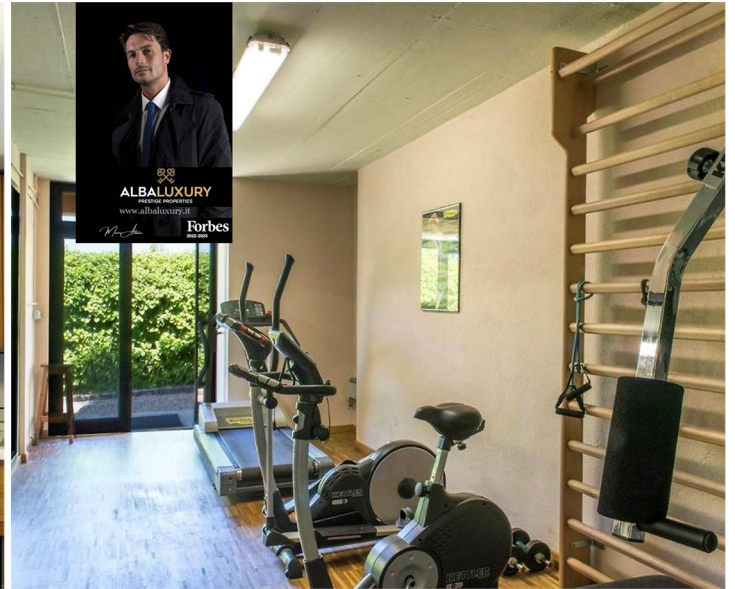
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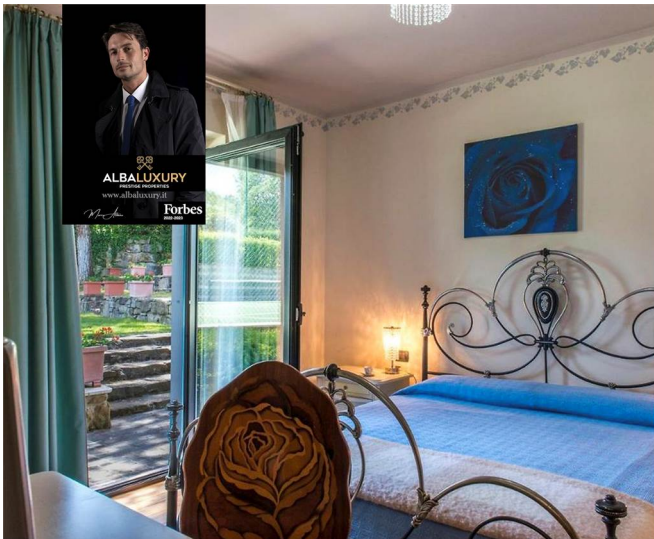


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