



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) Via di Peneto 20

Agritourism property in Tuscany, Arezzo

Enchanting property, an agritouristic paradise nestled in the heart of Tuscany, with a vast extension of 230,000 sqm (23 ha) of pure beauty. The net covered surface area is 980 sqm. This extraordinary certified organic property is located in a privileged position, enjoying 95% sustainable energy and benefiting from a complete exemption from IMU. Your eyes will rest on the impressive 3-hectare olive grove with 300 olive trees, which annually produces 9 quintals of fine olives. But the wonders do not end there: 3 hectares of chestnut grove in production and a charming vegetable garden and orchard complete this earthly paradise. Thanks to two independent wells, drinking water and irrigation are guaranteed in a sustainable manner. The agritourism business is flourishing, with 9 rooms with private bathroom and shower (two with fireplace) and 4 delightful flats (two with fireplace) with kitchen, accommodating more than 30 guests in the main building, furnished with elegant period furniture. The restaurant with two 50-seat rooms, the reception and the cosy bar will make you feel at home. While the spacious lounge, now an art studio, conveys an artistic and relaxing atmosphere. It is the perfect place to relax after a day of sightseeing in Tuscany. The owners' residence, also located in the main building on two floors, offers a refined living area, a large living room with fireplace, kitchen and laundry bathroom with shower. Upstairs, three bedrooms and two attic bathrooms will pamper you with Tuscan warmth. Outside, the self-contained spa invites you to discover the ultimate in wellness with a Filandese sauna, a custom-made Jacuzzi with wall-mounted waterfall, a Turkish bath, an emotional shower and a glassed-in relaxation area. Indulge in chromotherapy and rejuvenating massages in a space dedicated to your harmony.

A large pine forest, a children's play area and a 16x8 metre swimming pool with infinity edges will provide you with moments of pure relaxation. The pool is heated by a solar thermal system and a wood boiler for year-round pleasure. There is an independent structure of 40 square metres near the swimming pool as well as an independent thermal room with an external wood storage shed. With a 26kw photovoltaic system, the farm generates an annual income of approximately € 13,000 until 2029. An additional incentive to enjoy the magical Tuscan atmosphere. Solar thermal system of approx. 50 sqm integrated with newly installed central heating system 2018. Private covered parking and covered customer parking guarantee comfort and safety. 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, large 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 159 |
| Type | Sale |
| Category | Villa |
| Price | Reserved |
| Annual Expense | |
| Year | |
| Energetic Class | VA |

NUMBER

| | |
|----------------------|----|
| Rooms | 20 |
| Bedrooms | 16 |
| Bathrooms | 16 |
| Balconies + Terraces | |
| Floor | |
| Car Space | |
| Box | |

SQUARE METERS

| | |
|----------------------|--------|
| Commercial | 980 |
| Garden | 230000 |
| 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 | Garden | Private |
| Heating | Independent | | | | |

ACCESSORIES

Photovoltaic system

Solar panels

Swimming pool

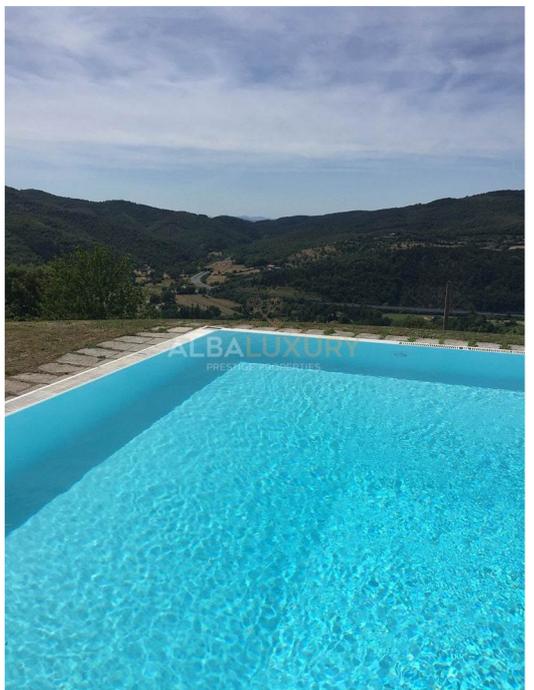
Data network

IMAGES





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PRESTIGE PROPERTIES
www.albaluxury.it
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Forbes
2022-2023



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