



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 anconetana 6

### Charming farmhouse in the Argiano countryside

Situated in a magnificent corner of Tuscany, just 3 km from the Etruscan city of Arezzo, this splendid farmhouse is characterised by its 40 hectares immersed in the peace of olive groves and green woods, criss-crossed by paths of centuries-old oaks and cypresses that form a splendid setting.

It is an excellent retreat for those seeking relaxation in contact with nature, the peace of an unspoilt corner, and the rediscovery of oneself, far from the stresses and strains of everyday life.

From the old houses of the farmhouse, splendid flats have been obtained according to the ancient and genuine forms of rural hospitality of the houses of the Tuscan countryside, combining them with excellent levels of comfort

In the farmhouse there are 2 flats (with the possibility of making them communicating), both furnished in a modern style while respecting traditional materials.

The flats guarantee the satisfaction of different comfort requirements

The flats look out onto the garden surrounding the farmhouse and have a typical stone loggia. The interiors, furnished with taste and care, are embellished with wood-beamed ceilings and terracotta floors. They are accessed via an external staircase, below which is still the old oven for baking bread. Both residences can accommodate 4 adults but are also suitable for a family with two or three children (simply adding a cot).

#### INFORMATION

Ref.	Toscana 034
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	1400
Energetic Class	G

#### NUMBER

Rooms	12
Bedrooms	4
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	500
Garden	400000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	LPG Heating
Hot Water	Independent	Cooling	Split	Fixtures	PVC



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Doors **Excellent** Blind **PVC Blinds** Floors Living Room **Tile**  
Floors Kitchen **Tile**

## ACCESSORIES

Antitheft	Air conditioning	Fireplace	Chimney flue	Safe
Photovoltaic system	Separate entrance	Laundry room	Swimming pool	

## IMAGES





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# ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,  
PLANS ARE ONLY RELEASED ON REQUEST

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